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TYPOLOGY AND BLIGHT IN PHILADELPHIA:

HOUSING TYPOLOGY TRENDS AND THE NEIGHBORHOOD TRANSFORMATION INITIATIVE

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PREFACE

This thesis evolved out of listening to the NTI presentations where there was much discussion about demolition, "encapsulation," and "neighborhood preservation." Some issues sounded like historic preservation but there seemed to be a stigma of actually saying it. My first reaction was simple, and perhaps naive in hindsight. I wondered how this Neighborhood Transformation Initiative would impact historic districts. So I proceeded to overlay historic districts on top of the NTI map. In the process of learning about all of the local and national register historic districts in Philadelphia I also learned more about the political and financial reality of why districts are created or blocked. These issues highlighted that, unfortunately, historic districts are useful but imperfect tools and were perhaps not the perfect foundation from which to build an argument.

In spite of my questions about the creation and management of districts, I chose to study the Spring Garden district because it has been a National Register District for 25 years and a Local register historic district since 2000. More importantly, it has the greatest disparity of NTI Market types of all of the historic districts: High Value west of 19th St, Transitional, Distressed and Reclamation to the east. This was a great starting point for a number of investigations. Bonnie Wilkinson-Mark at the Pennsylvania Museum and Historical Commission graciously supplied the addresses and dates of all of the properties in the Spring Garden District that had used the historic tax credits available to historic properties but could not supply them for the entire city. The map of this investigation revealed a clustering of these tax-credit properties between 17th and 20th street, creating a interesting buffer between the low value east side and the high value

west side. This also revealed that almost all of the properties utilizing the tax credit had been converted into condominiums. I thought this was an interesting finding but I decided that interviewing the developers and creating financial models of cash flows for rehabilitation projects as well as thinking about the public policy issues of condominium creation as a preservation strategy would have to wait for another day.

The initial issue was that condominiums presented a problem for mapping the district. They do not fit them into a recognizable, definable typology. Condominiums can be any shape, they can be attached or single and the building code only revealed the number of stories. I wanted to know if there was a typological reason for the disparity in the NTI market evaluation but the preponderance of condominiums foiled the use of building codes to explain why Spring Garden had such a rift. On a walking tour, the Spring Garden District is fairly consistent typologically from east to west with the exception of some vacant lots and more commercial and industrial buildings in the northeast. Short of a building-by-building survey, I could not explain the rift in market value. I did not want to pursue that level of survey because it would be impractical to request that the city do such a survey citywide while the NTI program was forging ahead. I wanted to see what could be learned with what data was already available to the planners and decision-makers. I decided to change the focus of my thesis from exploring whether there were patterns on a micro-level to see if there were patterns on a macro level, were there general trends that could help to explain a possible correlation between typology and blight and commenced the study that follows.

Acknowledgements

First, I would like to thank my parents and especially my sister, Lisa Catania, for their support throughout graduate school and all of the years that came before it. I would like to thank all of my very dear friends that have shared my life, made me laugh, kept me sane, and made me an incredibly fortunate person; there are too many of you to list, thank you all very much.

I would especially like to thank Ira Goldstein, Rebekah Cook-Mack, David Bartelt, Robert Cheetham and Jeremy Nowack for all of their assistance, entertaining all of my questions, and giving me a better understanding of many of the issues of Philadelphia. Their insight made this project possible and their irreverence made it enjoyable.

Finally, I would like to thank all of the professors at Penn that have made graduate school such a great experience. I would like to thank individually: my advisor, George Thomas for his guidance, patience, understanding, and tolerance of my continually changing topic; my reader, Stephen Mullin for his insights into public interventions for private market failures and the inner workings of Philadelphia; Frank Matero for our many conversations about typology; Asuka Nakahara for reinforcing the importance of stating our assumptions and quantifying our answers; and Dana Tomlin for his incredible ability to stimulate a student's curiosity.

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INTRODUCTION

In April of 1999, City Council President John F. Street announced that he would tackle blight as the cornerstone of his campaign to become Mayor of Philadelphia. Once elected, Mayor Street created a new office specifically charged with creating and implementing his Neighborhood Transformation Initiative (NTI). The mayor and his new office promised to tow abandoned cars, remove dead trees, and demolish 14,000 abandoned and dangerous buildings in all neighborhoods in Philadelphia.

The Neighborhood Transformation Initiative has lofty and admirable goals, among them the rejuvenation of the city. In the public presentations and published articles on NTI, many preservation issues are touched on but the role of historic preservation is unclear. The initial publications and press releases for the Neighborhood Transformation Initiative say very little about the physical fabric of the city.[1]

This thesis will not seek to ascertain or critique the ever changing and as yet to be implemented policies of the Neighborhood Transformation Initiative. The intention of this thesis is to examine whether there is a correlation between building typology, as can be ascertained by tax data and building codes, and the market study produced by The Reinvestment Fund.

By overlaying building typology on top of the market analysis done for NTI, a better understanding of the relationship between urban fabric and market demand can be attained. Additionally, this analysis could potentially be used for devising a data driven methodology for managing Philadelphia's historic resources and understanding the role

[1] NTI website, http://www.phila.gov/news/nti_launch/nti_launch.html

that existing fabric can play in the redevelopment of an area. With the understanding of the relationship between typology and the current market evaluation, preservation standards can be streamlined to make preservation incentives easier to use and make preservation attractive in a competitive market by permitting certain types of buildings to be altered to fit current market demands.

To explore the relationship between building typology and blight in Philadelphia, three main issues must be addressed:

- *What is the overall composition of building stock in Philadelphia?*

This initial query examined the typology of the entire city and Philadelphia's National Register Historic Districts for both housing types and commercial vs. residential types. This has the goal of determining the overall composition of the city as well as how many properties are potentially eligible to take advantage of the current tax credits for contributing commercial structures within National Register Historic Districts.

- *What is the overall composition of building stock in the NTI markets?*

Since the NTI office is moving forward based on this analysis, the NTI market types are accepted as a given and used as a basis for examining residential building typology.

- *Are there other distinguishing building or parcel characteristics within a building type that may be related to the NTI markets?*

Philadelphia is overwhelmingly typified by the rowhouse. Over 64% of all parcels in the city are attributed as being rowhouses.[2] Based on characteristics obtained from the Philadelphia Board of Revisions tax data and the Philadelphia Department of Licenses and Inspections, it is possible to derive other defining characteristics to typify the

[2] Philadelphia Board of Revision of Taxes data (BRT), 2002.

composition of the NTI market types. This will include direct data like total living area and lot width as well as calculated derivations of BRT data such as a theoretical building footprint area and lot coverage ratio.

This thesis is not intended to be an exhaustive statistical study but an initial investigation to examine whether there are trends that may merit future study. Additionally, one of the main challenges of attempting to analyze this subject is that the NTI policies are currently being formed and changed. For this reason, all information and analysis is based on publicly stated policies prior to January 1, 2003.

CURRENT CONDITIONS OF PHILADELPHIA:

Philadelphia's rise and fall has been well documented. The city was founded in 1682 by William Penn, whose Quaker policy of religious freedom combined with the city's location and deep-water port led to Philadelphia's extraordinary growth. By the mid-18th century Philadelphia surpassed Boston as the nation's largest city. For the last decade of the 18th century, Philadelphia was the nation's Capital. When the Capital moved to Washington, D.C., Philadelphia leaders turned to manufacturing and industrial design as the basis for the city's economy. With the Franklin Institute as its leading institution, Philadelphia became the nation's industrial powerhouse.[3]

Industrial wages and local institutions such as ground rent and the creation of savings and loan associations made speculative row housing the architectural form that most characterized Philadelphia.[4] The craft-produced, and later the mass-produced, rowhouse became the ubiquitous urban housing type stretching from the 18th century rows along the Delaware to modern rowhouses in the post-World War II, Doxiodis-planned neighborhood of Eastwick on the southwest.[5] As the 19th century ended, Philadelphia was building more individual units of housing than Chicago, Baltimore, Boston, and Brooklyn combined and the city was referred to as "the city of homes."[6] The

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[3] George Thomas Lecture, University of Pennsylvania, "Revisiting Philadelphia's First Great Blight Initiative: Re-Planning the Parkway" March 5, 2002. For a more complete understanding of the history of Philadelphia, see Russell F. Weigley, ed. *Philadelphia: a 300 year History.*

[4] Donna Rilling, *Making Houses Crafting Capitalism,*

[5] George Thomas Lecture, March 5, 2002

[6] William John Murtagh, "The Philadelphia Row House," *Journal of the Society of Architectural Historians* 16 (Dec. 1957): 8-13.

city of Philadelphia reached it's historical peak around the time of the 1950 census, at which time it was recorded that nearly 2.2 million people lived within the city limits.[7]

The current proposal by Mayor Street is not the first time Philadelphia has attempted to address vacant buildings and urban redevelopment. As early as 1952, the City Planning Commission had noticed certain neighborhoods were in decline and had been losing residents since as early as the 1920's due to changing economic forces and Philadelphia's industrial decline.[8] By 1960, the Philadelphia City Planning Commission was creating grand plans for redeveloping "blighted" areas of the city that had experienced significant population loss and building decay; yet even this major initiative was not the first time Philadelphia had attempted to redevelop and redesign its neighborhoods.[9]

The earliest major blight initiative was the creation of the Benjamin Franklin Parkway in the industrial zone of the city.[10] In this plan, the city determined that the industrial buildings and workers' housing immediately north and west of center city should be demolished to create a new urban neighborhood. Some of the industrial buildings were still active but industry was beginning to leave Philadelphia and the city officials believed that industry was blight on the city and should be moved to other locations.[11]

During the 1930's the Federal Home Owners Loan Corporation created mortgage

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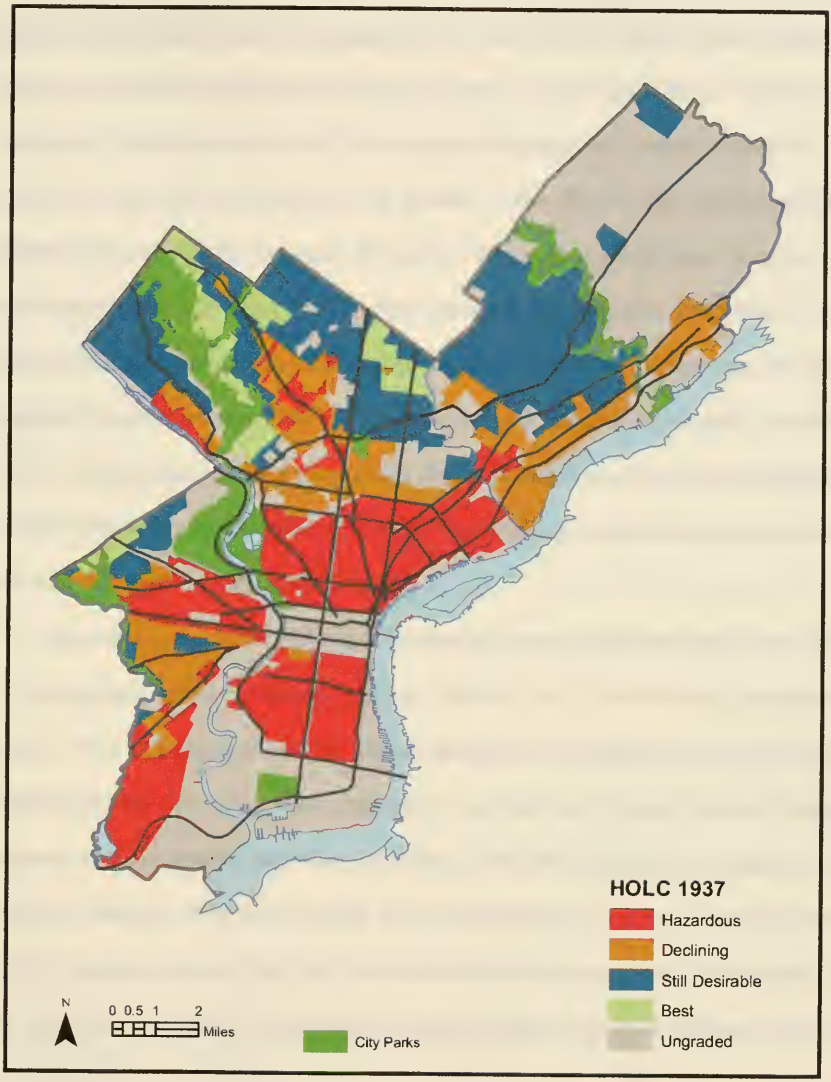
[7] Bureau of the Census, *The United States Census 1950.*
[8] Mark Allen Hughes, "Dirt into Dollars," *The Brookings Review*, summer 2000, v 18, no3 pp34-37.
[9] Philadelphia City Planning Commission, *Comprehensive Plan: The Physical Development Plan For the City of Philadelphia, 1960.*
[10] Dominic Vitiello Lecture, "Revisiting Philadelphia's First Great Blight Initiative: Re-Planning the Parkway" University of Pennsylvania, March 5, 2002.
[11] Ibid..

MAP 1: FEDERAL HOMEOWNERS LOAN CORPORATION LENDING ZONES[12]



[12] Amy Hillier, *Redlining and the Home Owner's Loan Corporation*, University of Pennsylvania, 2001 .

lending risk assessment maps. While it is often cited that this practice, which became known as "redlining", was racially motivated, Amy Hillier's 2001 dissertation, Redlining and the Home Owner's Loan Corporation, asserts that the HOLC did not cause redlining but the maps codified lending practices that predate the depression. "Areas with African-Americans, immigrants, older and less expensive housing, fewer owner occupied units and closer to downtown received worse grades... The HOLC maps are probably the clearest, most accessible, and most dramatic evidence of this collusion [between real estate appraisers and lenders], but that does not make them the most influential." [13] No matter what the intention of the HOLC was, the real estate practice of limiting the capital available to certain regions of the city made an indelible mark on Philadelphia. The 1937 HOLC lending zones appear to have a high degree of correlation with the redevelopment zones of the 1960 Comprehensive City Plan. Many of these neighborhoods are still at the core of today's NTI "Reclamation" markets.

Over twenty years after the HOLC evaluations were codified and thirty years after the construction of the Benjamin Franklin Parkway, the City Planning Commission studied the City's reduced rate of growth throughout the 1930's and 1940's. Most believed that the slow down was an aberration and that the city would resume it's pre-depression rate of growth until the city reached it's theoretical maximum of nearly 2.5 to 3 million residents. With this in mind, the City Planning Commission created a grand plan to redevelop the city, the 1960 Comprehensive Plan for the City of Philadelphia. In this plan, executive director Edmund Bacon and chairman G. Holmes Perkins of the City

[13] Amy Hillier, *Redlining and the Home Owner's Loan Corporation*, University of Pennsylvania, 2001 p165, 169.

Planning Commission estimated that by 1980, the city would grow by 8% to 2.25million and the suburbs would grow by 75% to 6 million residents.[14] It was in this plan that Interstate 95, the Vine Street Expressway (Rt. 676), and the South Street Expressway (unbuilt) were first proposed.[15]

In the 1960 Comprehensive Plan, citing the National Housing Inventory of 1956, a sample census, reported that out of 640,000 dwelling units, 20,762 were "dilapidated." Dilapidation was defined in terms of weather tightness, extent of disrepair, safety hazards, and quality of construction. Dilapidation did not cover whether the dwelling had adequate light, heat, ventilation, electricity, or was of legal size or lot area.[16] Twenty percent, or approximately 4,100 units of the dilapidated housing were reported as being vacant in 1956.[17] According to the 1956 survey, the extent of poorly maintained housing was much larger; including the extremely neglected units defined as "dilapidated," a total of approximately 130,000 units needed rehabilitation.[18] Given the declining state of the city's industrial base, it seems likely that these buildings represented the beginning of the present crisis.

The residential treatment plan of the 1960 Comprehensive plan proposed five categories for redevelopment: Reconstruction, Limited Reconstruction, Conservation, Stable, and Future Residential. Reconstruction areas were targeted as areas that would have one third or more of the housing units demolished. Some areas of reconstruction would have all dwelling units razed. Limited Reconstruction areas were areas where one

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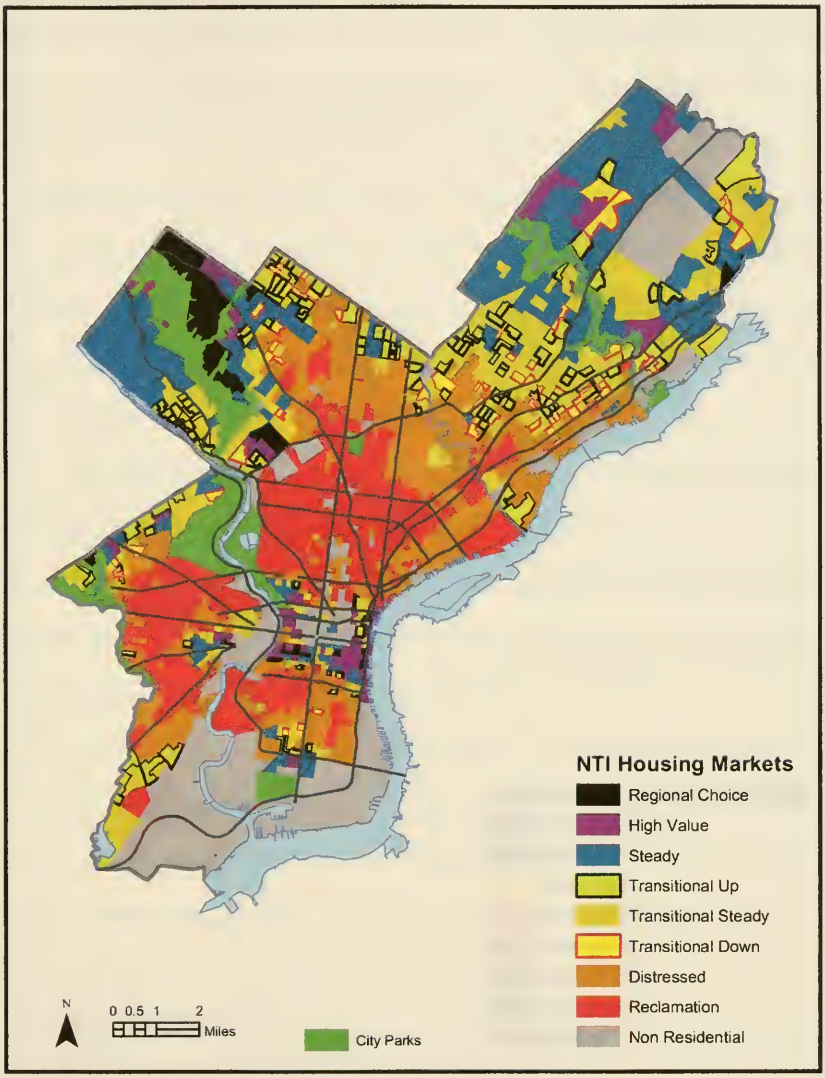
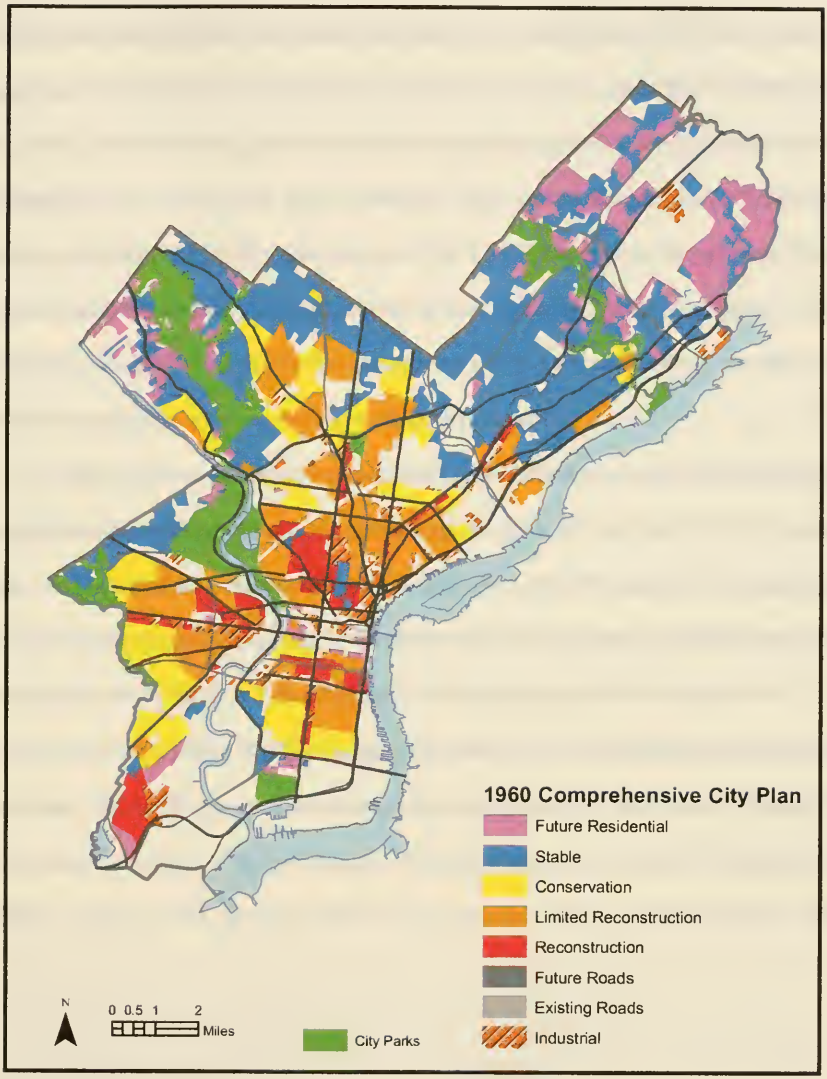
[14] Philadelphia City Planning Commission, *Comprehensive Plan: The Physical Development Plan For the City of Philadelphia, 1960*. p87-91
[15] Ibid.
[16] ibid. 270-271.
[17] ibid. 280.
[18] Ibid. 328

MAP 3: THE NEIGHBORHOOD TRANSFORMATION INITIATIVE
MAP OF HOUSING MARKETS[20]



[20] The Reinvestment Fund, *Neighborhood Transformation Initiative.* Digital Map. 10/2002.

Map 2: The 1960 Comprehensive City Plan[19]



[19] Ibid.

tenth to one third of all units were to be removed to provide new public amenities and eliminate deteriorated housing.[21] It should be noted that almost all of the reconstruction and limited reconstruction from areas from this 1960 Comprehensive Plan are within the areas currently labeled as reclamation by the NTI analysis. The 1960 plan estimated that by 1980, 158,000 dwelling units would have to be demolished in the redevelopment of Philadelphia, to be replaced by 218,000 new and converted units for 660,000 total housing units by 1980, a 10% growth from 1950.[22] Of these units to be removed, 70,000 of them were row houses "primarily the older ones with inadequate yard space."[23] This optimistic vision ignored the de-industrialization of the city and failed to recognize the trends of population loss from the inner city to the suburbs.

In spite of the population losses and lending restrictions for many of Philadelphia's neighborhoods, housing construction continued. In 1940, 95% of the 533,332 housing units in Philadelphia were occupied by a total of 1,931,334 people (3.8 people per occupied unit average). According to the 1990 census housing data, 91,500 housing units were built in the 1940's and an additional 95,300 built in the 1950's, a growth of 35%, while the city only added 71,178 residents, a growth of 3.7%. Even though it is not stated how many old buildings were torn down to construct new ones, this differential in growth rate marked the start of the oversupply of housing that was to come. Throughout the 1960's another 71,838 housing units were constructed and an additional 40,895 were

[21] ibid. 328.
[22] Ibid. 332.
[23] Ibid.333-334.

built in the 1970's.[24] By 1990, Philadelphia had a total of 674,899 housing units but its population had dropped from almost 2.2 million to just above 1.5 million. City records indicated that in 1990, 89% of the housing units were occupied (603,075), averaging 2.6 people per housing unit.[25] The smaller number of people per housing unit indicated the changing demographics of Philadelphia to an aging and single parent population, which in turn augured poorly for the future of the city and the 71,000 vacant properties marked the near collapse of the city's housing market.[26]

The population losses have not been even across the city. Much of the loss has been concentrated in older neighborhoods just outside of the center city. Many of these areas are former industrial neighborhoods whose industries have failed or left the region, taking with them the jobs that supported many of the local residents. The near northwestern neighborhood between Montgomery Avenue, Schoolhouse Lane, Germantown Avenue and Fairmount Park lost almost half of its population from 1950 to 1990. Immediately to the south of this neighborhood, the area from Montgomery Avenue to Poplar Avenue, from 6th St west to Fairmount Park lost almost two-thirds of its population.[27]

Philadelphia Daily News columnist and University of Pennsylvania urban studies professor, Mark Alan Hughes, states that of the 28,000 residential blocks within the city,

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[24] An interesting study of the decline of the housing market in Philadelphia could examine the percentage of subsidzed housing starts vs market rate housing starts over the past 50 years when there has been increasing numbers of vacancies and yet there was still ongoing construction.

[25] It should be noted that the census definition of housing units is different than the number of dwellings used for this study. Census housing units include apartment and condominium units while this study uses numbers of complete houses and not the number of units within them.

[26] Bureau of the Census, *The United States Census 1990*

[27] Mark Alan Hughes and Rebekah Cook Mack, *Vacancy Reassessed*, University of Pennsylvania and Public/Private Ventures, p2. Available online at http://www.ppv.org/pdffiles/vacancyreassesed.pdf

8,700 blocks (31%) have at least one abandoned building on them.[28] The majority of the abandoned buildings are in the de-industrialized northern parts of the city but this phenomenon extends to nearly all of the inner areas of the city where there are approximately 400 blocks in the city in which vacant lots and abandoned buildings represent more than 60 percent of the total parcels.[29] Hughes reports that these hyper-vacancy blocks still contain approximately 13,000 people living in 6,000 housing units. Additionally, according to Hughes, there are approximately 3,000 blocks in the city with vacancy rates between 20 and 60 percent. Nearly 200,000 (13%) of Philadelphia's 1.5 million people live in these 3,000 blocks. Hughes asserts that these 3,000 blocks account for approximately 11,000 long-term vacant properties. Roughly 4,500 of these properties are owned or controlled by the Redevelopment Authority, Philadelphia Housing Authority, or other city entities; the remaining properties are privately owned. Of the privately owned properties, 59 percent have open Housing Code violations, 55 percent have property taxes overdue for at least 10 years, and 72 percent are either vacant lots or abandoned buildings.[30]

This preponderance of vacant, dangerous, and poorly maintained buildings has become known simply as urban blight. The Oxford English Dictionary gives Lewis Mumford the honor of being the first person of note to apply the term blight to a city and defines blight as:

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[28] Mark Alan Hughes, "A Sweeping Proposal: How to fix Philadelphia's Blight Problem," *The Daily News*, Philadelphia, July 31, 2001. Prof. Hughes does not cite the source of his data. See article in Appendix. In 1999 a citywide building-by-building vacancy survey was performed by the Department of Licenses and Inspections but this data is not publicly accessible. The Board of Revision of Taxes data used in this study has a designation for vacant buildings and lots but how it corresponds to the 1999 L&I survey is unclear.
[29] Ibid.
[30] Mark Alan Hughes, "A Sweeping Proposal: How to fix Philadelphia's Blight Problem

> **4.** *transf.* and *fig.* **a.** Any malignant influence of obscure or mysterious origin; anything which withers hopes or prospects, or checks prosperity. **b.***spec.* An unsightly urban area (cf. BLIGHTED *ppl. a.* 1b).
> **1938** L. MUMFORD *Culture of Cities* 8 We..face the accumulated physical and social results of that disruption: ravaged landscapes, disorderly urban districts,..patches of blight, mile upon mile of standardized slums. **1952** M. LOCK et al. *Bedford by River* i. 23/1 Blight clearance will affect another 4,100 people who will be displaced from the main clearance areas. *Ibid.* 23/2 Isolated pockets of blight.[31]

In spite of, and in some neighborhoods because of, the revitalization plans of the 1960's, Philadelphia's industrial and economic decline has continued to the present. In the 1990's Philadelphia and Detroit were distinguished as the only cities of the ten largest cities in America to lose population. The Philadelphia City Planning Commission, public agencies and politicians have all been publishing studies of the causes of blight in Philadelphia and making recommendations on how to manage the decline. In June of 1995, the Philadelphia City Planning Commission published Vacant Land in Philadelphia and in September of the same year, the Pennsylvania Horticultural Society published Urban Vacant Land: Issues and Recommendations. In 1997, The Philadelphia City Council appointed a Select Committee on Vacant Land Re-use and Management to study a variety of issues for redeveloping the city.[32]

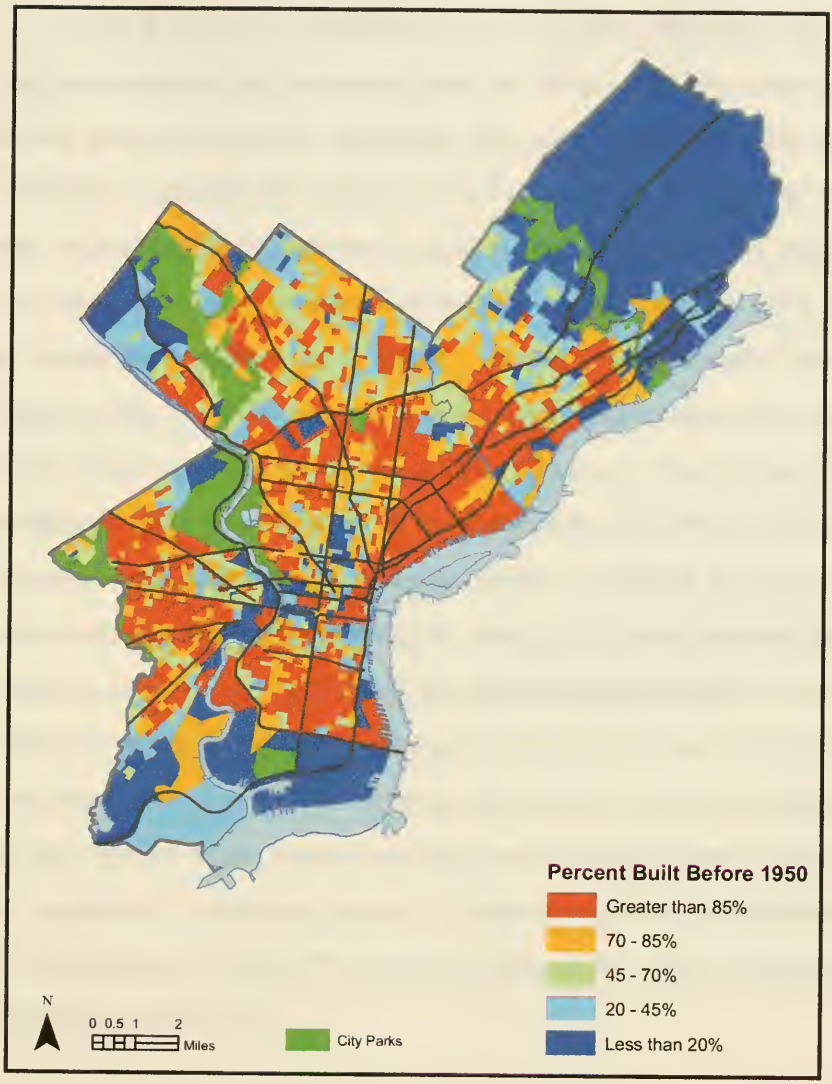
The University of Pennsylvania's Graduate School of Fine arts and School of Social Work collaborated to create the Cartographic Modeling Lab (CML) to and facts to the debate. The CML supplies analytical maps of city data for NTI and has created a public web forum for the data called the Philadelphia Neighborhood Information System. In one web-published staff report, the CML points to Philadelphia's "older housing

[31] OED Online, March 25, 2002
[32] Mark Alan Hughes, Rebekah Cook-Mack, *Vacancy Reassessed*, p3

stock" being one of the "root causes of blight and neighborhood transformation".[33] The CML makes the case that more than half of the city's buildings were built before 1940 and that on these older buildings "repairs can be more costly due to materials costs and building technologies."[34] Unfortunately, the report fails to back up these statements with any illustrations or figures or explain why there are many successful neighborhoods comprised of mostly older housing in Philadelphia that illustrate the opposite of this claim. To label old buildings as a "root cause of blight" misses the opposite fact that Philadelphia's oldest buildings are some of the most valuable. By this statement alone, Society Hill and Rittenhouse Square should be some of the worst neighborhoods in Philadelphia when they are among its most preferred according to the analysis by the Reinvestment Fund.[35]

[33] CML Staff, "Housing Vacancy in Philadelphia- A Citywide Context", *Philadelphia Housing and Vacancy Reporter*, p3. http://cml.upenn.edu/nis_reports/cmlstaff.html
[34] ibid.
[35] NTI map of Philadelphia Housing Markets, not published. Supplied by The Reinvestment Fund, 718 Arch St. 3N, Philadelphia PA

MAP 4: PERCENT OF HOUSING BUILT BEFORE 1950[36]



[36] United States Bureau of the Census. *Census 2000.*

The Neighborhood Transformation Initiative

In 1999, as part of a well-publicized "fight against Blight", Philadelphia Mayor John Street established a new governmental office with the goal of creating policies and devising strategies that could be implemented across all of Philadelphia as part of a "Neighborhood Transformation Initiative" (NTI). Patti Smith, the director of the NTI office, and her staff were charged with compiling all of the available city data, meeting with various neighborhood advocates and determining what were the salient issues that the Transformation Initiative had to address. The NTI office used several outside resources to help with the compiling and analyzing of the market and housing data. One of the principal consultants for this aspect of the initiative is Jeremy Nowack, the President and Chief Executive Officer of The Reinvestment Fund (TRF), a non-profit community development financial institution focused on investing in "low- and moderate-income people and places through the strategic use of capital, information and market systems/innovation."[37] Mr. Nowack presented his organization's market research findings on behalf of the NTI office to the City Council as well as in many other venues in an effort to build support for the plan through the presentation of the analysis and the theoretical direction the plan would proceed upon based on the findings and the goals of the Neighborhood Transformation Initiative. To further disseminate the information, the NTI office posted a RealPlayer™ multi-media version of Mr. Nowak's PowerPoint presentation on their website.[38]

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[37] The Reinvestment Fund and The Metropolitan Philadelphia Policy Center, *Choices: A Report on the State of the Region's Housing Market*, 2001, p56. http://www.trfund.com/pdf/book.pdf

[38] http://www.mediabureau.com/cityofphila/NTI_PP1_041701.ram

The *NTI Five Year Action Plan*, which was published on the internet in March 2002, best reveals how Neighborhood Transformation Initiative Office defines blight by their stated goals as of the time of this writing. In this publication, the second goal of Neighborhood Transformation is "blight elimination."

> "Eradicate blight caused by dangerous buildings, debris-filled lots, abandoned cars, litter, and graffiti to improve the appearance of Philadelphia streetscapes. Before growth can occur, its impediments must be removed. In the case of neighborhood development, the greatest impediment is blight in all its forms... Blight undermines a community's quality of life by depressing property values and creating a perception that an area is unclean and unsafe. Because the presence of blight is crucial to family and business location decisions, the City must eradicate it to successfully revitalize Philadelphia's neighborhoods."[39]

The third goal in the Five Year Plan is "blight prevention" and states:

> "Advance the quality of life in Philadelphia neighborhoods with a targeted and coordinated blight prevention program that enforces City codes and abates public nuisances. Blight elimination is inherently reactive, expending valuable resources without addressing the root causes of blight. Blight often begins as a small manageable problem on a single property-whether illegal dumping; zoning, property maintenance and building code violations; or a predatory loan to a household. When these small problems are not addressed, they quickly become large and unmanageable, negatively affecting the entire neighborhood's quality of life."[40]

The politics of persuading the Philadelphia City Council to approve a $295 million bond package, which would almost exhaust the city's debt capacity, meant that the initial Neighborhood Transformation Initiative presentations to City Council and to the public had to focus on the public safety aspects of the proposal. The initial program would reduce the backlog of imminently dangerous buildings, abandoned vehicles, and dead and diseased street trees.

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[39] Neighborhood Transformation Initiative Office, *Five Year Action Plan: (Fiscal years 2003-2007).* P4. http://www.phila.gov/mayor/jfs/mayorsnti/vacantlots/pdfs/nti_fiveyearplan.pdf

[40] ibid. p7.

"**Philadelphia, PA, April 18, 2001** - In a bold and historic move to challenge the status quo and reclaim neighborhoods from urban decay, Mayor John F. Street, today announced the most ambitious and important program in his tenure as mayor. The program, entitled the Neighborhood Transformation Initiative (NTI), and budgeted at $1.6 billion over the first five years, is designed to implement policies and programs that will preserve and restore all Philadelphia's neighborhoods by eradicating the city's significant inventory of vacant, deteriorating buildings and trash-strewn lots. The initiative also includes a comprehensive, strategic redevelopment plan for Philadelphia, which, among other things, is expected to reverse a 50-year-long pattern of population decline the City has experienced.

"I will not let it be said that on my watch the battle for neighborhood preservation in Philadelphia was lost," said Mayor Street. "The choice for us as a city is very clear. If we continue to do things the way that we always have, we will have the same results we've always gotten. In my opinion, we have little choice other than to adopt this bold and innovative new approach. Our city clearly needs this initiative and the time to act is now!"

The City of Philadelphia, which claims some of the country's most attractive and highly regarded middle-class and upscale neighborhoods also reported the nation's highest per-capita vacancy rate for the year ended December 2000. Since 1950, the City's population has declined from just over 2 million to 1.5 million persons, and through the decade of the 90's, the City lost 4.6% of its population. Mayor Street anticipates that a successful neighborhood transformation program will assist in reversing those trends and Philadelphia's population will grow by 5%, or 75,000 persons, over the full 10-year life of the program.

Over its first five years, the Initiative is expected to produce nine specific outcomes:

- sweeping reform of the city's delivery systems
- 16,000 new housing units
- 14,000 demolitions, including all dangerous buildings
- 2,500 encapsulations of properties to be rehabilitated
- creation of a Philadelphia Land Bank that will manage all city-owned vacant land
- clearing of all 31,000 vacant lots in the first year with the implementation of an ongoing maintenance system
- a 65 percent decline in the city's total vacant property rate
- facilitation of neighborhood planning in a citywide context
- restoration of citizen faith and optimism[41]

[41] Office of the Mayor, Philadelphia, http://www.phila.gov/news/nti_launch/nti_launch.html

The first visible manifestation of Mayor Street's fight against blight was to aggressively remove abandoned vehicles from Philadelphia streets. This program was hugely successful. It more than doubled its goal of removing 30,000 vehicles; in fact over 66,000 vehicles were removed in the first fourteen months of the program.[42] However, during this time very little was said about exactly how the administration was going to deal with more than 31,000 vacant lots and over 26,000 vacant buildings in Philadelphia, many of which had been on the Department of Licenses and Inspection's list of imminently dangerous buildings since the 1980's and early 1990's.[43]

The Neighborhood Transformation Initiative Office was conscious of the public skepticism of such an ambitious plan and many of Philadelphia's neighborhoods still bear scars from revitalization plans of the past.

> "NTI's Director Patricia L. Smith stresses that the program will be fundamentally different from traditional urban development approaches. "For the most part," said Smith, "the urban renewal programs of the 70's were defined by demolition, a massive gentrification of traditional neighborhoods and by a substantial lack of meaningful involvement by neighborhood residents."
> "Ironically," Smith added, "those programs contributed significantly to the creation of vacant lots and other blighted conditions here in Philadelphia and in other cities across the country. We have learned from the failure of those programs and will absolutely not repeat their mistakes."[44]

Political opponents and the press continuously attacked Mayor Street's Neighborhood Transformation Initiative for the lack of a visible or easily expressible

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[42] Luz Cardenas, "Mayor Street Launches $1.6Billion Neighborhood Transformation Initiative; The Mission is to Eliminate Blight, Preserve and Restore Neighborhoods, Reverse Population Trends, News Brief," Mayor's Office of Communications, p3

[43] Lance Rothstein, Question and Answer session, Architects Report on the Neighborhood Transformation Initiative, University of Pennsylvania, March 20, 2002

[44] Office of the Mayor, http://www.phila.gov/news/nti_launch/nti_launch.html

plan. In spite of the continued press coverage of the NTI debate and approval of the bond, there have been very few additions to the official NTI website or public progress reports. In March of 2002, the NTI *Five Year Action Plan* was posted to the official city NTI website. The action plan restates many of the same ideas as the earlier press releases with some elaboration and clarifications but there was still no public list stating which buildings would be demolished, what areas would be targeted for "encapsulation" or what was happening in the originally stated test areas of Strawberry Mansion and Mantua. The delay in unveiling concrete plans has caused much dissent in the press, City council, and with neighborhood advocates. Mark Alan Hughes went so far as to publish his own blight plan proposal in a 4-page article in the Philadelphia Daily News.[45] Finally, in February of 2003, the Mayor announced seven areas in the city for proposed new developments: 2 market-rate housing developments in Brewerytown (a National Register Historic district), and "Capehart", new residential construction at the Naval Yards by John Westrum; 3 subsidized housing developments consisting of the Cecil B. Moore Homeownership zone in lower North-central Philadelphia, Tasker Homes, and Mill Creek; and 2 vaguely defined mixed-use commercial/ office/ retail and possible residential and recreation sites in the Logan and Byberry neighborhoods.[46]

The initial PowerPoint presentation is the only publicly accessible explanation of the proposed strategy for the Neighborhood Transformation Initiative other than the written *Five Year Plan* and the initial press releases. This initial presentation, however, is not the final analysis that is being used for the planning of NTI operations. According to

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[45] Mark Alan Hughes, "A Sweeping Proposal: How to fix Philadelphia's Blight Problem,"
[46] "Street Sets 7 Areas for Revival" Philadelphia Inquirer, 2/04/2003 B1 also available at http://www.phila.gov/mayor/jfs/mayorsnti/news/releases/releases_2.html

Robert Cheetham, a GIS specialist who consulted TRF and the NTI office, the original analysis was created by using census tract level data and was eventually determined to be too coarse for proper analysis due to the block-to-block nature of blight in many areas.[47] This data for the original study was collected mostly from the 1990 census data because the 2000 census data had not been compiled and released by the U.S. Census Bureau. The second phase of analysis supplanted all of the 1990 data with 2000 census data except for the block group level data on age of building, which had remained relatively stable due to the lack of new construction in Philadelphia. This second phase of analysis, termed the "drill-down" due to its more fine-grained geographic analysis, employs census block-group level data for the aggregated study of market conditions. Mr. Nowack presented the "drill-down" data in a lecture at the University of Pennsylvania's Wharton School of Business in November of 2001. However, this presentation and the maps shown that day are still not publicly available as of April 2003.

[47] Interview with Robert Cheetham, 2/2002

THE NTI HOUSING MARKET ANALYSIS:

According to the November presentation by Jeremy Nowack, Philadelphia residential housing markets were divided into six different categories based primarily on their current economic value and their percentage of occupancy. Essentially, the idea was to create a spatial decision-making schedule based on the GIS mapping of the market analysis. Once the housing market was filtered into discernible clusters, The Reinvestment Fund reviewed their findings and generalized them into six "Market Types". These original market types and their characteristics were:

Regional Choice-
- -Highest property values in the city
- -Eclectic mix of residential, commercial/institutional uses
- -Older housing typically in excellent condition

High Value/ Appreciating Markets-
- -High value housing
- -Strong price appreciation
- -Population stability and in some instances growth
- -Less commercial activity than Regional Choice Markets
- -Higher rates of homeownership than Regional Choice Markets

Steady Markets-
- -Some housing styles and sizes comparable to post World War II middle class suburban communities
- -Predominantly owner occupied
- -Housing prices relatively high and stable
- -Homes in good physical condition
- -Low vacancy rate

Transitional Markets-
- -Relatively high and stable housing prices
- -Lack robust price appreciation
- -Population shifts (both gains and losses experienced)
- -Home to disproportionate share of the City's retirement aged population
- -Physical conditions show signs of wear
- -Dangerous properties are apparent
- -Vacancies are elevated

Distressed Markets-

-Lower than average housing sales
-Observable signs of physical decay
-Some of the City's oldest housing
-Elevated vacancies – approximately 7% of all housing stock
-Predominantly owner occupied
-Higher than average level of publicly assisted housing
-Some of the most substantial population losses in the City
-House nearly 3-in-10 of the City's youngest (under 5 years old) population

Reclamation-

-Substantial population loss, some as high as 30% during the 1990's
-Low property values
-Unmistakable signs of physical deterioration
-Elevated vacancy rates – 22%
-Decades of hyper-abandonment
-Swelling inventory of dangerous buildings[48]

The components used to determine market clusters were:

-Housing Sales Prices
-Demolition Activity
-Vacancy Rates
-Presence of Dangerous Properties
-Owner Occupancy Rates
-Age of Housing
-Presence of Non-Market Rate Rental Housing
-Mix of Commercial and Residential Uses
-Consumer Credit Profile[49]

According to Ira Goldstein, Director of Policy at the Reinvestment Fund and one of the main developers of the market analysis, sales prices were given the greatest weight of all of these components. Sales price is believed to give the best indicator of the perceived

[48] Jeremy Nowack, PowerPoint presentation, "The Neighborhood Transformation Initiative" The Wharton School of Business, University of Pennsylvania 11/29/2001. The earlier presentation that does not include the census block-group level analysis is available online at http://www.mediabureau.com/cityofphila/NTI_PPI_041701.ram

[49] Jeremy Nowack, PowerPoint presentation 11/29/2001.

desirability and value of a location, including all factors of housing stock, crime, local institutions, vacancies and availability of credit.[50]

In the final presentations of the "drill-down" analysis, the Transitional market type was further broken into Transitional Up, Transitional Steady, and Transitional Down. This was an attempt to refine the Transitional market type because it was believed that this market category required greater inspection to assess whether these areas were actively changing for the better or worse by looking at trends in the data that made the areas appear more similar to higher or lower market types. For instance, Transitional Up may be a market that has housing prices that are similar to other housing in the Transitional category but the residents have higher credit scores on average for the market type or the neighborhood has lower vacancy than the average Transitional market block group.[51]

The market study for the Neighborhood Transformation Initiative does an excellent job of merging data from a variety of sources and examining economic forces at work in Philadelphia. The amount of data collection and analysis that has been done for the Neighborhood Transformation Initiative is truly staggering. By combing a variety of data sources and compiling the information into a database linked to a geographic information system (GIS), the NTI office and their consultants have been not only able to graphically represent many contributing factors of blight but also to create a potentially data driven spatial decision-making tool. A data driven analysis and decision making tool

[50] Interview with Ira Goldstein, 7/2002
[51] Jeremy Nowack, PowerPoint presentation 11/29/2001

increases the potential for more transparent decisions and less political infighting between councilmanic districts.

The incorporation of recent sales prices and average credit score of resident captures both the value of the properties as determined by individuals in the market as well as how much investment capital is available to the average resident, this in turn gives an indication of the banking institutions' estimation of risk. This permitted The Reinvestment Fund and the NTI office to avoid politically difficult issues of race and ethnicity or risking claims of "redlining" certain neighborhoods based on these issues, like the Home Owner's Loan Corporation in the 1930's.[52] TRF focused their investigation of the physical attributes of a neighborhood primarily on the preponderance of vacant or dangerous buildings in a neighborhood. The assumption was that the sales price would naturally incorporate the physical characteristics of a property; a house would sell for whatever the market would bear based on it's location and individual attributes. Later, when TRF was looking at areas of "high leverage" for investment opportunities, they focused on proximity to large neighborhood assets, like universities and hospitals.[53] What was missing from this investigation and recommendation is a more in-depth inquiry of the nature of existing structures in a neighborhood.

In the presentation, Mr. Nowack proposed a rough model for future asset allocation and assigned the interventions based on these defined market areas. These interventions outlined the potential strategy advocated by The Reinvestment Fund of building from Philadelphia's strengths. In an after lecture discussion, Mr. Nowack stated that one of

[52]Amy Hillier, Redlining and the Home Owner's Loan Corporation. It should be noted that there is an uncanny correlation however between the neighborhoods that were redlined in the 1930's and those neighborhoods slated for "Reconstruction" and "Limited reconstruction" in the 1960 City Plan.
[53]Jeremy Nowack, PowerPoint presentation 11/29/2001

Philadelphia's strengths is its urban housing stock. He stated that any major city has strong suburbs but it is Philadelphia's urban architectural character that sets it apart from other cities. This differentiation needs to be accentuated for Philadelphia to compete with other cities as a location for business and as a vibrant, unique place to live.[54] This is part of why the NTI analysis by The Reinvestment Fund proposed encapsulating 2500 buildings as part of its strategy for revitalizing Philadelphia. The concept of encapsulation is to stabilize threatened buildings in intact neighborhoods for future return to the market. The stated priority areas for encapsulation were determined by the completeness of the block, age of the building, and vacancy rates.[55]

The NTI plan intends to use "encapsulation" in certain residential markets throughout Philadelphia. The NTI presentation calls for $50 million for encapsulation of existing housing. The standards for this action were defined as:

-no structural damage
-can be stabilized with $5-10k investment
-can be returned to market and sold within 6-12months[56]

The stated goal of encapsulation, according to Lance Rothstein, is to stabilize structurally sound buildings so they can be returned to the open market within 6-12 months.[57]

Mr. Nowack asserts that the most efficient way to allocate limited resources for the massive transformation that is being proposed is to build on the strengths of the city. Select the areas that have enough left to build on. "If an area has lost 30% of it's

[54] Interview with Jeremy Nowack, 11/29/2001
[55] Jeremy Nowack, PowerPoint presentation 11/29/2001
[56] Lance Rothstein interview, 3/20/2002.
[57] Ibid.

structures, it is probably lost. But if an area has only lost 5%, we can save it."[58] This stated strategy has underlying, fundamental assumptions that affect preservation on a citywide scale. This investigation of completeness of block is an interesting method of describing what preservationists would call potential integrity on a block or neighborhood level without knowing the condition of the individual building; what is missing however is a method for evaluating significance, or of knowing whether a building is worth saving.

The public presentations of the NTI analysis by Jeremy Nowack, of The Reinvestment Fund, highlight the complexity of the correlation between market value and age of buildings. The NTI definition for "Regional Choice" is "older housing typically in excellent condition" while a "Distressed" market is defined as having "some of the City's oldest housing."[59] In the NTI executive summary, both the top two and bottom two market clusters are defined as consisting of old housing. The success of older neighborhoods in Philadelphia and other cities clearly illustrates that age of buildings alone is not strongly correlated to blight. Age of building is merely a commonality throughout Philadelphia as it would be in any historic city.[60] Additional information needs to be collected and compiled to determine if there is a correlation between building age, type, size, site location, construction method or other issues to find a more informative correlating factor than age.

[58] Jeremy Nowack, PowerPoint presentation 11/29/2001
[59] Jeremy Nowack, PowerPoint presentation, 11/29/2001
[60] See Map 4: Percent of all housing built before 1950 according to the US Census.

The initial PowerPoint presentation to City Council by Jeremy Nowack, briefly discussed the incorporation of preservation initiatives as an aspect of the NTI plan.[61] However, Rebekah Cook-Mack, a senior policy analyst at The Reinvestment Fund, stated that, "historic districts were not considered to determine markets and were not incorporated into the market analysis of the city."[62] She later stated that a GIS map of historic districts of Philadelphia did not exist at the time of their analysis and it was therefore impossible to evaluate the impact of historic districts on the housing market.[63]

The initial areas of focus for NTI sponsored acquisitions and demolitions are the neighborhoods of Mantua and Strawberry Mansion. While neither one of these neighborhoods have been locally or nationally registered, they may still have significant properties. One of the issues that should be clarified in the NTI plan is for the Philadelphia Historical Commission to establish standards for significance. Guidelines should also be established for encapsulation. These standards could be different for buildings that are within districts or individually designated as being historically significant.

One of the defining characteristics of the highest rated market, "Regional Choice," is the presence of "very good condition older homes." From a preservation perspective, this is an important characteristic for the NTI office to recognize and incorporate into its evaluation of current housing markets. This also has significance for determining asset allocation for future demolition and redevelopment of the city. Unfortunately, there is no readily available data for age of housing and there is really no

[61] Jeremy Nowack, PowerPoint presentation, 11/29/2001
[62] Interview with Rebekah Cook Mack 2/7/2002
[63] Ibid

mention of what kinds of buildings typify these market types and blighted neighborhoods.

Sound Historic Preservation has been acknowledged as a positive factor of neighborhood transformation and a potential asset for revitalizing Philadelphia. However, three years after the inception of NTI, it is unclear exactly what role it will play and what will be preserved. As the NTI plan evolves, public input and political participation in the planning process has highlighted increasing concern about what will be demolished and what will be preserved. In early 2002, an AIA presentation referred to "extreme cases, such as Historic Preservation" for expending limited resources on saving high style buildings.[64]

The discussion of historic preservation as an "extreme case" and the emphasis of NTI preservation efforts focusing solely on high style buildings illustrates the challenge for preservation efforts in any city: how to preserve and protect architectural and cultural resources from *all* aspects of history. What strategies can be devised to preserve the less exuberant, non-high style buildings in historic districts and in the city as a whole? This question is even more challenging when put into context of the current economic health of Philadelphia and the lack of demand for housing in the city as illustrated by The Reinvestment Fund's housing market analysis.

What kinds of buildings are selling for the highest prices? What kinds of buildings are failing? What kinds of buildings are worth saving? To even begin to address

[64] John Claypool et al., "Architects Report on Neighborhood Transformation In Philadelphia" AIA presentation at the University of Pennsylvania, March 20, 2002.

these questions we must first have a better understanding of what kind of buildings are in these housing markets.

An examination of the correlation between building typology and size to the market types can substantiate or eliminate typology as a market force. This better understanding of the relationship between location, social and economic forces, and the architectural fabric of the city would help to allocate resources and design policy.

In the presentations and maps generated for NTI, none mention building typology, existing fabric, specific areas of planned demolition, or illustrate where historic districts exist in the market analysis. We can add this information to the analysis that has already been completed and refine how NTI can target policies, incentives, and actions towards specific communities.

Quantifying the Building Stock in Philadelphia

In order to supplement The Reinvestment Fund's market analysis of the city, the housing stock in Philadelphia can be quantified to ascertain whether or not there is a correlation between current market value and building typology. This has the potential to illuminate a correlation between building typology and urban blight, as had been claimed in the 1960 Comprehensive City Plan for Philadelphia in which they claim that the most blighted neighborhoods were "primarily the older ones with inadequate yard space."[65]

While preservation is often about protecting things that are hard to quantify, like cultural or historic significance, quantitative tools can improve the understanding of an area and potentially how to address historic resources that have tremendous scale, like an historic city. The ability to quantify historic resources is also an effective tool for lobbying for effective preservation policies and evaluating the impact of changes in policy, like the 2002 study by John Knoerl and Marisa Zoller that modeled the potential number of properties in Chicago eligible for the proposed Historic Homeownership Assistance Act.[66]

Philadelphia is a good example of a city that has a vast number of potentially historic buildings. According to the 2000 census, over 60% of all of the housing stock in the city was built before 1939.[67] Yet, of the 565,629 properties recorded by the Philadelphia Board of Revision of Taxes, only 12,081 are designated on the Philadelphia

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[65] Philadelphia City Planning Commission, *Comprehensive Plan: The Physical Development Plan For the City of Philadelphia, 1960*. p.333-334.
[66] John J Knoerl and Marisa Zoller, *Mapping Historic Preservation Legislation*, Applied Geography v19 no1 p49-61
[67] The United States Census Bureau, 2000 Census

Historic register, a scant 2.1% of all properties in the city.[68] The city currently has over thirty National Register historic districts and only eight local historic districts. The lack of power/impetus of local preservation in Philadelphia as well as the political divisiveness and resistance to adding perceived barriers to development is evident in the creation of local historic districts. The Philadelphia Historic Commission has only 6 fulltime staff and an annual budget of $250,000 to manage the resources of arguably America's most historic city.[69] The ability to quantify building typology in Philadelphia would allow more efficient targeting and management of resources and creation of policies that can focus on specific neighborhoods or building types to ensure their successful stewardship into the future.

Our ability to quantify buildings in Philadelphia or any other city is limited to the amount and quality of the data that is available and accessible. The data that is currently available for understanding and managing properties and historic districts comes from five main sources: The Philadelphia Board of Revision of Taxes (BRT), The Philadelphia department of Licenses and Inspections, The Pennsylvania Museum and Historical Commission, The Philadelphia Historic Commission, and the United States Census Bureau.

DATA SOURCES

The main data source for all of the analysis in this study is the Philadelphia Board of Revision of Taxes (BRT). The BRT is responsible for maintaining a record of all

[68] Philadelphia Historical Commission, Philadelphia local historic register database, 3/2002.
[69] Linda K. Harris, "Historical Panel to Limit New Districts," *Philadelphia Inquirer*. April 27, 2003. B1

properties in Philadelphia for the purpose of government recordation and taxation. Each year the BRT produces a new dataset with a wide variety of information on over 650,000 properties in the city. The dataset is extensive but is far from complete and is known to be of questionable accuracy. While the Board of Revision of Taxes database was apparently created with far loftier goals than they have been able to fulfill, it still provides a useful framework for research and may be a potential framework for other entities to contribute data to in the future. The BRT database has fields for sales price, sales date, tax-assessed value, taxable land value, taxable building value and dozens of other fields.[70] Many of these fields, like year built, number of bedrooms, number of stories or floor plan type, could serve as a valuable resource for property research in the city but many of the fields contain little or no data, even for recently constructed properties. Of the 565,629 properties listed in the 2002 BRT database, only 3986 properties have any number entered for year of construction, of these, 1429 of them have construction dates after 1980 and 1189 of them appear to be mistakes with entries like "0968", "1492", or "0630".[71]

There are, however, several very useful fields for exploring building typology and size. Most of the data in the BRT is based on lot dimensions, but there are fields such as total living area that apply specifically to the building itself. Much of this information is potentially verifiable information from deeds but it is not clear where the BRT obtains its information. As it exists now, one of the richest sources in the BRT database is the field for the building code of each property as recognized by the Philadelphia Department of

[70] see full list of fields in appendix
[71] BRT tax database 7/2002.

Licenses and Inspections (L&I). The L&I building code is sufficiently discriminating as to provide a significant amount of data by itself. The building code typically describes buildings by their number of stories, type of use, building material and often whether the building has parking associated with the property or not. Some typical entries are: 550 = Residential condominium, 3 story, masonry construction; G48 = Detached house converted to apartments, 2.5 stories, stone construction. These descriptions are potentially useful and would allow quantification of the building stock in the city by building typology and use. Not all of the descriptions are quite so detailed, for example: ZA0 = Miscellaneous library, masonry construction; JC0 = Amusement hall, masonry construction. However, even with these less detailed descriptions it would still be possible to determine the approximate use and whether the facility is likely to be eligible for existing or proposed tax incentives for either commercial or residential properties.

Other data sources used or consulted for this study include: The Philadelphia Historical Commission and The Pennsylvania Museum and Historical Commission (PHMC), who maintain records of all of the historically designated properties in their respective areas; The United States Census, which records a myriad of demographic and housing data. For this study, the Census was primarily used for geographic boundaries and for their quantification of buildings built before 1950.

The Reinvestment Fund is not a primary source of base data. However they do collect, compile, process and analyze data from many of these previously mentioned sources as well as many others. The main TRF-processed and produced data used for this analysis is the housing market types generated for the Neighborhood Transformation Initiative. In addition, the year 2000 census block group polygons used in the NTI market

study were rectified by the Reinvestment fund to align with the city street centerline map and were used for this study. The shapefiles for the city outline, parks, streets, and rivers were supplied courtesy of the Reinvestment Fund for academic purposes. To delineate non-residential zones of the city, the same non-residential screen was used as the NTI analysis maps.

The maps of the 1937 HOLC lending and the 1960 Comprehensive City Plan were scanned from books, rectified to fit the digital base map and were hand digitized using ArcMap 8.1. The source for the 1937 HOLC map was Amy Hillier's 2000 dissertation, Redlining and the Home Owner's Loan Corporation. The 1960 Comprehensive City Plan for Philadelphia was used for both the City Planning commission housing plan as well as the map illustrating the extents of the effective growth boundaries of Philadelphia at various points in time.

Methodology of Analysis and Display

Querying the BRT database and displaying the findings in charts and graphs can accomplish an initial quantitative study of building typology and use. However, to determine building typology and use according to various geographic zones, like historic districts, empowerment zones or census block groups, it is necessary to have the ability to locate addresses and their corresponding building codes spatially. A geographic information system can accomplish this demand. Several Geographic Information System software packages are commercially available; ArcGIS by ESRI is the system that is used for the purposes of this exploration.

Mapping:

Ultimately, for creating an actionable investment plan, a block level map would be the preferred geographic level. However, since this is a preliminary exploration and to make these maps comparable to the NTI analysis and intelligible on a citywide level, it is necessary to quantify and generalize this data to the census block group level.[72]

By starting with a 2002 geo-referenced street centerline file for the city of Philadelphia, points can be placed on a map for every valid corresponding address. For this study, after the initial computerized geocoding, 738 points were hand-placed by using alternative location methods; only 401 of the 565,629 addresses could not be

[72] Census block groups average from 4 to 10 city blocks.

located.[73]. An extension for ArcView 3.2, Point Stat Calc, developed by the United States Geological Survey, aggregates point values to an encompassing polygon. This extension was used to quantify the BRT values and building code typology to census block groups.[74] This extension permits a variety of statistical functions however for this initial investigation the statistical exploration of the data is limited to the mean and median values for each block group.

For determining the geography of the historic districts in Philadelphia, first the districts had to be created in a digital format. Prior to the commencement of this thesis in 2002, the Philadelphia Historic Commission did not have the technology available to accomplish this and the City Planning Commission intended to start the process by mid-year 2002. For this study, all of the available the 8.5" x 11" Xerox maps of the Local and National Register Historic Districts with their hand-drawn boundaries were scanned, scaled to the city street centerline map and digitized using AutoCAD prior to importing them into ArcGIS 3.2 for mapping overlays. The only district that was not available as a map at the Historic Commission was the U.S Naval Yard; this was determined to be of no significant consequence since this study was intending to focus primarily on residential areas of Philadelphia.

Once the address level tax data had been located spatially, the individual tax records were assigned characteristics of their location. Each property record was appended with the NTI market type it was within and whether or not it was within the

[73] Records that were chosen to be hand placed were selected due to the incidence of more than 4 adjacent properties that were not found, i.e. 1400-1419 N. Gratz St does not exist according to the 2002 city street centerline file however, it can be located by geocoding services available online like mapquest.com which utilize commercially produced and distributed maps which are updated more frequently and are fact-checked more thoroughly than most municipally maintained street files.
[74] Point Stat Calc v 2.5 by Matthew Dombroski, USGS

boundaries of a National Register Historic District. This allows every property that falls within a census block group that NTI has described as "Reclamation" to be selected and quantified as a group. With this new data assigned to the tax records, the initial tabular study of typology could be created. The results of the tabular analysis informed which maps needed to be generated and analyzed for potential spatial similarities to the NTI market study.

For the approximation of Philadelphia dates of expansion, the 1960 City Planning Commission map of the outer extents of the city over time was scanned and rectified to fit the digital map of Philadelphia year 2000 census blocks. Census block were used for this analysis due to the fine-grained nature of the city planning map; block groups lost too much of the incremental expansion in some areas that may have been relevant to the analysis. The use of census polygons instead of creating a freehand digital rendition of the original map allows the easy comparison of results with the NTI generated maps. The census blocks were assigned the date value according to the shaded areas of the date of construction. For census blocks that had more than one date within it, the earliest date was assigned.

TYPOLOGY:

For the purposes of this study, typology has been examined in two different ways. The first method of delineating properties in Philadelphia is more use-oriented than typological. This differentiation breaks building codes down according to whether they may be able to utilize tax benefits set aside for residential or commercial properties. These categories are: Residential (non-income producing), Commercial (retail, rental

residential, and all other income producing properties), Commercial (rental residential properties) with fewer than 5 units, Religious Facilities, Parking, Other/Unknown, and Vacant. The category of Commercial with fewer than five units is set apart from commercial because although they are income producing properties, they do not legally qualify as commercial buildings.[75]

The second method is to differentiate buildings according to architectural typology as best as can be determined by building code but limiting the focus to residential structures. Because the Neighborhood Transformation Initiative study is focused on residential market types, this will be the aim of this study. For this second analysis, residential buildings are categorized by building type irrespective of whether they are commercial properties or not. The residential typologies of Rowhouses, Semi-detached, Detached, Apartment/Dorm/Boarding houses, and Condominiums comprise over 87% of all of the properties in Philadelphia. To have meaningful quantities of other building types all other properties and building types are categorized by their general use: Commercial, Commercial/Recreational, Industrial, Institutional, Religious, Parking, Unknown/other, and Vacant.

BRT EXPLORATIONS:

Since the BRT records only width and depth of the parcel of land and not the building, a reasonable metric had to be determined for understanding the relative sizes of buildings. While rowhouses almost by definition equal their lot width, lot width would

[75] For the purposes of this study, it was assumed that apartments or converted rows, semidetached, or detached houses with 2 floors or fewer had less than 5 units.

appear to a potential measurement tool for the scale of a neighborhood dominated by rowhouses. However, this metric only satisfactorily addresses mid-row rowhouses and does not work for rowhouse end units, detached, or semi-detached houses. To address this shortcoming, only rowhouses are analyzed by lot width and the median lot width is used for typifying the rowhouses in any given block group. For the purposes of examining row house lot width distribution in this study, all widths were rounded down to the nearest whole number so all rowhouses from 13 to 13.9 feet are classified as 13 feet wide for typology purposes. To smooth out the variances due to many houses being built on multiples of 2 feet, for the graphs the widths are combined on two-foot increments, i.e. 16.0 to 17.9 foot wide rowhouses are plotted as one data point. Both of these decisions are for illustrative purposes and should not impact the findings of overall distribution of properties by width. Additionally, to compensate for the issue of end units and other units that do not equal their lot width, only those rowhouses that were classified by the BRT as being greater than 10 feet and less than 32 feet wide were used for this analysis.[76]

For metrics other than lot width for this study, all low-rise (5 stories or fewer as recorded by the building code) residential structures: rowhouses, semi-detached, detached as individual dwellings and these same three types that have been converted to apartments have been selected to be analyzed. For this group of properties, the designated number of stories according to building code were rounded up to the nearest whole number to determine the number of inhabitable floors in a building, i.e. 2.5 and 3 story buildings both have 3 livable floors for the purpose of determining the theoretical square

[76] This is why these figures do not exactly match other figures cited in this paper.

footage of the building footprint. The footprint is then determined by dividing the total living area, as recorded in the BRT, by the number of inhabitable floors in a building. So, a 2.5 story rowhouse with a total living area of 1800sf would equal 1800/3 = 600 SF footprint. Although not all buildings have equal area floor-plates for each floor, since the neighborhood typology is being typified by the median value of the data, it is believed that this will not significantly affect the overall findings. This theoretical footprint allows the further calculation of a lot coverage ratio by dividing the calculated building footprint by the total parcel area; this gives an approximation of the percent of the lot that is consumed by the building. In our example, if the rowhouse has a 1000SF lot and a calculated 600SF footprint, it has a 60% lot coverage ratio. This metric will allow the exploration of the 1960 assertion of the neighborhoods most in need of reconstruction being comprised of rowhouses "with inadequate yard space."[77]

It should be noted that although residential condominiums are included in the initial citywide and historic district composition tables, they are intentionally excluded from the typology portions of this study. Although condominiums have a BRT-recorded total living area, they do not have any other recorded defining characteristics so it is not possible to know if the condominium is a converted semi-detached house, rowhouse, or high-rise. Additionally, condominiums skew the aggregated results because they are recorded individually; a rowhouse with 5 apartments is recorded as one taxable property but a rowhouse that has been converted into five condominiums is recorded as five separate taxable properties.

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[77] Philadelphia City Planning Commission, *Comprehensive Plan: The Physical Development Plan For the City of Philadelphia, 1960.* p.333-334.

While it is possible to display all of this data analysis in tables, the 1817 block groups in Philadelphia makes a prohibitively large table and does not communicate the spatial relationship of the different types and sizes of dwellings in the city. For a more descriptive display of the data, many of the findings are mapped to illustrate the potential correlation between NTI market types and building typology.

Known Errors in Computations and Analysis:

The primary source of error in this entire study is the original data. The Board of Revision of Taxes prefaces their database with the caveat: "The only data the Board certifies are the Parcel Number, the Location, the Market Value and Assessments. All other data is subject to error including the owner information."[78] The assumption in this study is that by aggregating the data to the block group and selecting the median, the impact of errors in individual property files will be minimized.

Due to errors in assigning data points by location and aggregating the individual building points to census block groups, some error is incorporated into this study. Of the 565,629 properties listed in the 2002 BRT, 736 properties (.13%) were not assigned an NTI market type. Of the 429,213 designated residential structures in the BRT data analyzed for this study, 425,718 (99.19%) were assigned proper location values and were able to be aggregated to the block group. When the data was further separated into individual building types: row, semi-detached, and detached, the total number of housing records that were able to be aggregated to the block group dropped slightly to 425,678 but did not significantly alter the total error rate, 99.18%.

[78] City of Philadelphia Board of Revision of Taxes, 7/2002

Due to the complexity of geocoding addresses to street files and the large data set presented here, it is not possible at this time to estimate the errors represented by this process in this paper. It can only be stated that this is the same process by which the Reinvestment Fund performed their original analysis for the Neighborhood Transformation initiative when they aggregated parcel level data to the census block group.[79]

The Point Stat Calc extension for ArcView, permits the calculation of a variety of statistical figures for point values that land within a polygon. For these calculations and the aggregation of housing properties to census block groups, null values and zeros were not included.

The calculation for theoretical footprint is untested and the error rate is not known at this point in time. It is known that not all dwellings have consistent floor-plates; for example some buildings have a smaller top floor, so this is a potential error-causing feature in this calculation. However, like other issues in this study, by aggregating to the block group level and selecting the median, it is believed that this error is somewhat mitigated and the study can still adequately illustrate trends. Similarly, the lot coverage ratio builds upon this calculation but since the total lot area is a given record in the BRT, the error rate may not be much higher than that of the theoretical footprint. Regardless of the actual error rate, the investigation is intended to be one of general trends, if we assume that the error rate is relatively consistent throughout the tax records then this may still be useful for highlighting issues that should be investigated further.

[79] This assertion comes from personal experience at the Reinvestment Fund where I have worked as an intern the summer following the release of their NTI analysis.

Findings:

The first step quantifies the basic building typologies present throughout the city in a tabular form. This investigates the physical make up of the city and demonstrates when historic districts affect the city fabric. Due to the small number of Local Historic Districts, the high degree of overlap with national districts and the lack of incentives for investing within Local districts, the Local historic districts were not quantified nor explored separately for this study. From this first exploration, it is would appear that the National Register Districts have a disproportionate number of commercial structures when compared to all of Philadelphia.

This bias can be accounted for with two possible explanations. First, the many of the historic districts are in the center city, which is also the historic and current center of commerce for Philadelphia and would naturally have a higher percentage of commercial properties. Secondly, due to the federal tax incentive for contributing commercial

TABLE 1: RESIDENTIAL VS. COMMERCIAL COMPOSITION OF PHILADELPHIA[80]

Residential vs. Commercial	Number in Entire City	Percent of City Total		Number in National Register Historic Districts	Percent of Type in City	Percent of Total in National Historic Districts
Residential	453223	80.13%		21452	4.73%	63.94%
Commercial	41469	7.33%		8508	20.52%	25.36%
Commercial: fewer than 5 units	23418	4.14%		532	2.27%	1.59%
Religious Facility	1852	0.33%		184	9.94%	0.55%
Parking Facility	5248	0.93%		975	18.58%	2.91%
Other/ unknown	311	0.05%		92	29.58%	0.27%
Vacant Land	40108	7.09%		1805	4.50%	5.38%
Total	565629			33548	5.93%	

[80] Philadelphia Board of Revisions of Taxes. *2002 Property File.* Dataset. 7/2002.

Chart 1: Property Use of all Properties in Philadelphia

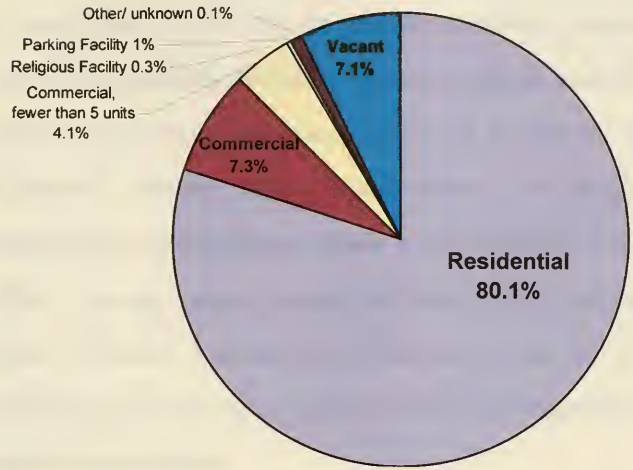
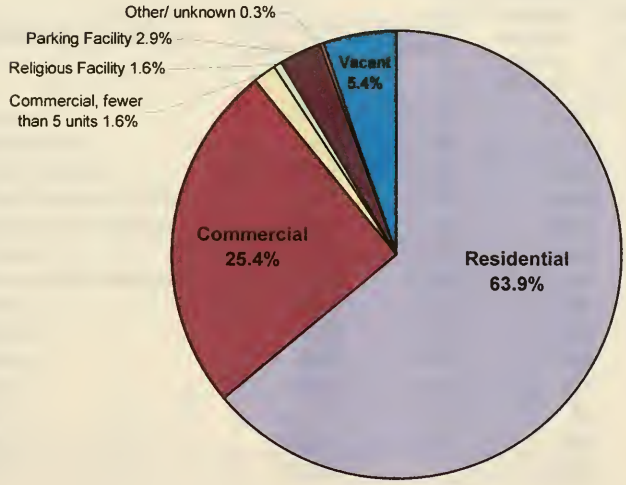


Chart 2: Property Use of all Buildings Within Philadelphia National Register Historic Districts



81

[81] Ibid.

structures in a National Register historic district, there is potentially a financial incentive to create historic districts that are primarily commercial in their composition. This incentive may potentially developers or owners of historic commercial properties to pay consultants for to do the background research and complete the process of nominating and creating a National Register Historic District. Even though creating a National Register Historic District does not require a professional, it can be time consuming and difficult. Few neighborhoods have any individual residents with the time, knowledge or interest to nominate it themselves and most do not have the resources to pay for a professional to do it for them, especially if there is no financial incentive to become a National Register District.

TABLE 2: BUILDING TYPOLOGY IN PHILADELPHIA[82]

Building Typology	Number in Entire City	Percent of City Total	Number in National Register Historic Districts	Percent of Type in City	Percent of Total in Historic Districts
Rowhouses	361854	64.0%	11454	3.2%	34.1%
Semi-Detached	70297	12.4%	3954	5.6%	11.8%
Detached Houses	27728	4.9%	1955	7.1%	5.8%
Apt/Dorm/Boarding House	17507	3.1%	2290	13.1%	6.8%
Residential Condominium	17363	3.1%	7636	44.0%	22.8%
Commercial	15556	2.8%	2509	16.1%	7.5%
Commercial/ Recreational[83]	566	0.1%	87	15.4%	0.3%
Industrial	5727	1.0%	384	6.7%	1.1%
Institutional	1505	0.3%	223	14.8%	0.7%
Religious	1852	0.3%	184	9.9%	0.5%
Parking	5255	0.9%	975	18.6%	2.9%
Other	311	0.1%	92	29.6%	0.3%
Vacant	40108	7.1%	1805	4.5%	5.4%
Total	565629		33548	5.93%	

[82] Ibid.
[83] This includes properties such as stadiums, arenas, and amusement facilities.

Building Typology by NTI Market Type	Regional Choice		High Value		Steady		Transitional Up		Transitional Steady	
	Number	Percent of Total in City	Number	Percent of Total in City	Number	Percent of Total in City	Number	Percent of Total in City	Number	Percent of Total in City
Rowhouses	914	0.3%	4,543	1.3%	10,654	2.9%	26,112	7.2%	48,152	13.3%
Semi-Detatched	583	0.8%	1,071	1.5%	22,714	32.3%	9,377	13.3%	12,400	17.6%
Detatched Houses	1,707	6.1%	2,884	10.3%	13,027	46.6%	2,588	9.3%	3,328	11.9%
Apt/Dorm/Boarding House	358	2.0%	837	4.8%	4,476	25.6%	2,046	11.7%	4,790	27.4%
Residential Condominium	1,859	10.7%	3,643	21.0%	4,294	24.8%	2,445	14.1%	3,074	17.8%
Commercial	258	1.7%	877	5.8%	1,591	10.4%	1,014	6.7%	1,912	12.6%
Commercial/ Recreational	39	7.1%	35	6.4%	64	11.6%	30	5.4%	69	12.5%
Industrial	24	0.4%	164	2.9%	317	5.6%	226	4.0%	350	6.1%
Institutional	40	2.7%	66	4.5%	160	10.9%	70	4.8%	181	12.4%
Religious	17	0.9%	54	2.9%	122	6.6%	102	5.5%	145	7.8%
Parking	71	1.4%	591	11.3%	449	8.6%	217	4.1%	401	7.7%
Other	10	2.9%	38	10.9%	31	8.9%	23	6.6%	70	20.1%
Vacant	199	0.5%	450	1.1%	1,378	3.5%	868	2.2%	1,885	4.8%
Total	6,079	1.1%	15,253	2.7%	59,277	10.5%	45,118	8.0%	76,757	13.6%

	Transitional Down		Distressed		Reclamation		Non Residential		
	Number	Percent of Total in City	Number	Percent of Total in City	Number	Percent of Total in City	Number	Percent of Total in City	City Total
Rowhouses	13,558	3.7%	110,248	30.5%	146,869	40.6%	763	0.2%	361,813
Semi-Detatched	3,815	5.4%	12,954	18.4%	7,261	10.3%	122	0.2%	70,297
Detatched Houses	884	3.2%	2,305	8.2%	1,190	4.3%	31	0.1%	27,944
Apt/Dorm/Boarding House	1,070	6.1%	1,990	11.4%	1,861	10.6%	74	0.4%	17,502
Residential Condominium	1,221	7.1%	456	2.6%	224	1.3%	101	0.6%	17,317
Commercial	429	2.8%	3,510	23.0%	4,828	31.7%	812	5.3%	15,231
Commercial/ Recreational	16	2.9%	130	23.6%	132	24.0%	36	6.5%	551
Industrial	75	1.3%	1,474	25.9%	2,385	41.8%	684	12.0%	5,699
Institutional	35	2.4%	328	22.4%	448	30.6%	134	9.2%	1,462
Religious	45	2.4%	393	21.2%	928	50.2%	44	2.4%	1,850
Parking	78	1.5%	1,272	24.3%	1,906	36.5%	244	4.7%	5,229
Other	1	0.3%	51	14.6%	92	26.4%	33	9.5%	349
Vacant	300	0.8%	6,135	15.5%	26,593	67.1%	1,841	4.6%	39,649
Total	21,527	3.8%	141,246	25.0%	194,717	34.5%	4,919	0.9%	564,893
						Not Classified in a Market Type			736

TABLE 3[84]

[83] Ibid.

Table 4: Characteristics of Dwellings- All Property Transactions Recorded Between 1/1999 and 7/2002

Detached Houses

NTI Market Type	All Recorded Transactions: Number of Sales	All Recorded Transactions: Percent of all Detached Houses in Market Type	Total Living Area: Median	Total Living Area: Mean	Occupiable Floors: Median	Occupiable Floors: Mean	Lot Coverage Ratio: Median	Lot Coverage Ratio: Mean	Lot Width in Feet: Median	Lot Width in Feet: Mean	Price per SF Living Area: Median	Price per SF Living Area: Mean	Sales Price: Median	Sales Price: Mean
Regional Choice	330	19.9%	3120	3528	3	2.4	9.1%	11.0%	97.7	112.7	$ 98.0	$ 95.3	$ 275,250	$ 316,648
High Value	433	15.9%	2012	2263	2	2.0	12.6%	13.7%	67.3	73.9	$ 79.0	$ 71.9	$ 164,900	$ 163,514
Steady	2411	19.2%	1674	1799	2	1.9	13.0%	14.2%	58.0	62.7	$ 76.0	$ 68.1	$ 127,500	$ 140,717
Transitional Up	484	19.3%	1771	2051	2	2.3	14.0%	17.7%	50.0	57.3	$ 51.0	$ 49.4	$ 97,750	$ 93,624
Transitional Steady	580	18.2%	1606	1925	2	2.0	15.2%	17.9%	50.0	57.1	$ 51.0	$ 49.0	$ 85,000	$ 83,853
Transitional Down	144	16.7%	1673	1783	2	2.0	13.1%	15.4%	51.4	57.2	$ 37.5	$ 37.7	$ 68,000	$ 70,226
Distressed	379	17.1%	1600	1997	2	2.4	24.1%	29.1%	30.0	40.6	$ 19.0	$ 22.6	$ 33,000	$ 41,832
Reclamation	193	17.3%	1483	1752	2	2.3	31.1%	37.3%	21.0	27.8	$ 4.0	$ 12.0	$ 6,400	$ 19,207

Semi-Detached Houses

NTI Market Type	All Recorded Transactions: Number of Sales	All Recorded Transactions: Percent of all S-D Houses in Market Type	Total Living Area: Median	Total Living Area: Mean	Occupiable Floors: Median	Occupiable Floors: Mean	Lot Coverage Ratio: Median	Lot Coverage Ratio: Mean	Lot Width in Feet: Median	Lot Width in Feet: Mean	Price per SF Living Area: Median	Price per SF Living Area: Mean	Sales Price: Median	Sales Price: Mean
Regional Choice	81	18.5%	1983	2045	3.0	2.6	20.9%	25.7%	30.0	33.2	$ 84.0	$ 88.7	$ 140,000	$ 130,669
High Value	140	21.8%	1815	2065	3.0	2.7	23.8%	28.5%	28.0	33.4	$ 75.0	$ 76.9	$ 148,450	$ 137,854
Steady	1311	21.0%	1728	1948	2.0	2.4	24.7%	26.0%	28.0	31.6	$ 52.0	$ 47.5	$ 90,000	$ 88,998
Transitional Up	1003	21.1%	1530	1666	2.0	2.3	27.2%	28.8%	25.0	26.8	$ 46.0	$ 41.4	$ 73,000	$ 65,775
Transitional Steady	1246	20.2%	1560	1768	2.0	2.4	26.9%	28.1%	25.0	45.5	$ 43.0	$ 40.8	$ 69,950	$ 69,033
Transitional Down	376	18.1%	1531	1653	2.0	2.2	30.3%	31.1%	25.0	27.2	$ 39.0	$ 34.6	$ 57,900	$ 55,437
Distressed	2173	18.0%	1552	1713	2.0	2.4	33.8%	35.2%	20.6	25.6	$ 22.0	$ 35.9	$ 34,900	$ 63,393
Reclamation	1157	16.7%	1504	1645	2.0	2.3	39.4%	38.5%	20.0	25.2	$ 7.0	$ 13.8	$ 10,800	$ 21,153

Rowhouses

NTI Market Type	All Recorded Transactions: Number of Sales	All Recorded Transactions: Percent of all Rowhouses in Market Type	Total Living Area: Median	Total Living Area: Mean	Occupiable Floors: Median	Occupiable Floors: Mean	Lot Coverage Ratio: Median	Lot Coverage Ratio: Mean	Lot Width in Feet: Median	Lot Width in Feet: Mean	Price per SF Living Area: Median	Price per SF Living Area: Mean	Sales Price: Median	Sales Price: Mean
Regional Choice	246	27.0%	2155	2645	3.0	3.1	65.3%	64.9%	17.9	20.0	$ 142.0	$ 147.3	$ 289,000	$ 382,625
High Value	1241	27.9%	1764	1914	3.0	2.9	62.0%	65.1%	16.5	19.5	$ 119.0	$ 451.7	$ 199,900	$ 229,096
Steady	2521	24.4%	1395	1532	2.0	2.4	50.2%	53.6%	16.2	18.0	$ 72.0	$ 83.5	$ 97,000	$ 121,062
Transitional Up	5734	22.2%	1208	1288	2.0	2.1	41.5%	43.9%	16.2	24.7	$ 48.0	$ 44.9	$ 59,850	$ 55,849
Transitional Steady	11005	23.1%	1196	1271	2.0	2.0	41.4%	51.4%	16.3	21.6	$ 48.0	$ 45.6	$ 58,000	$ 56,732
Transitional Down	2976	22.0%	1196	1257	2.0	2.0	42.7%	46.5%	16.1	17.3	$ 42.0	$ 37.2	$ 51,240	$ 45,615
Distressed	22640	20.6%	1152	1243	2.0	2.1	53.2%	55.7%	15.5	17.3	$ 29.0	$ 28.2	$ 34,000	$ 34,351
Reclamation	22804	15.6%	1134	1272	2.0	2.1	60.3%	61.0%	15.0	18.5	$ 5.0	$ 31.1	$ 6,000	$ 32,614

Table 5: Characteristics of Dwellings- All Arm's-Length Property Transactions Recorded Between 1/1999 and 7/2002

Detached Houses

NTI Market Type	All Arm's-Length Transactions: Number of Sales	All Arm's-Length Transactions: Percent of all Detached Houses in Market Type	Total Living Area: Median	Total Living Area: Mean	Occupiable Floors: Median	Occupiable Floors: Mean	Lot Coverage Ratio: Median	Lot Coverage Ratio: Mean	Lot Width in Feet: Median	Lot Width in Feet: Mean	Price per SF Living Area: Median	Price per SF Living Area: Mean	Sales Price: Median	Sales Price: Mean
Regional Choice	121	7.3%	2786	3388	3	2.4	10.0%	11.6%	86.0	102.7	$ 107.0	$ 112.7	$ 283,500	$ 362,160
High Value	177	6.5%	2000	2143	2	1.9	12.9%	14.1%	69.0	70.5	$ 85.0	$ 86.8	$ 165,000	$ 179,143
Steady	876	7.0%	1576	1746	2	1.9	13.3%	14.7%	57.0	61.1	$ 80.0	$ 82.7	$ 128,000	$ 131,511
Transitional Up	178	7.1%	1667	2002	2	2.3	14.1%	18.4%	50.0	56.9	$ 58.0	$ 58.7	$ 100,000	$ 108,000
Transitional Steady	231	7.2%	1521	1814	2	2.0	16.4%	19.7%	50.0	54.9	$ 62.0	$ 60.8	$ 96,000	$ 100,193
Transitional Down	43	5.0%	1824	1850	2	2.0	15.3%	16.0%	51.7	54.1	$ 50.0	$ 52.1	$ 85,000	$ 93,834
Distressed	132	6.0%	1500	1926	2	2.3	27.0%	30.3%	29.8	37.5	$ 24.0	$ 26.6	$ 40,000	$ 47,563
Reclamation	50	4.5%	1329	1682	2	2.4	30.0%	35.9%	20.3	26.2	$ 10.5	$ 14.1	$ 15,000	$ 22,098

Semi-Detached Houses

NTI Market Type	All Arm's-Length Transactions: Number of Sales	All Arm's-Length Transactions: Percent of all S-D Houses in Market Type	Total Living Area: Median	Total Living Area: Mean	Occupiable Floors: Median	Occupiable Floors: Mean	Lot Coverage Ratio: Median	Lot Coverage Ratio: Mean	Lot Width in Feet: Median	Lot Width in Feet: Mean	Price per SF Living Area: Median	Price per SF Living Area: Mean	Sales Price: Median	Sales Price: Mean
Regional Choice	17	3.9%	1754	1822	3	2.6	25.7%	38.9%	23.0	27.2	$ 91.0	$ 95.3	$ 152,000	$ 174,379
High Value	45	7.0%	1863	1957	3	2.6	26.0%	29.0%	28.0	29.6	$ 84.0	$ 84.9	$ 144,000	$ 149,731
Steady	616	9.9%	1720	1951	2	2.4	25.9%	27.1%	27.2	30.6	$ 57.0	$ 57.3	$ 95,000	$ 101,569
Transitional Up	501	10.6%	1486	1629	2	2.3	27.0%	29.0%	25.0	26.6	$ 49.0	$ 49.9	$ 78,000	$ 76,856
Transitional Steady	605	9.8%	1504	1698	2	2.3	27.6%	28.1%	25.0	26.7	$ 49.0	$ 48.0	$ 75,000	$ 75,889
Transitional Down	197	9.5%	1440	1569	2	2.2	29.9%	30.0%	25.0	27.3	$ 44.0	$ 41.9	$ 61,000	$ 64,135
Distressed	867	7.2%	1500	1647	2	2.3	33.3%	34.3%	20.2	28.1	$ 27.0	$ 28.2	$ 43,000	$ 43,768
Reclamation	295	4.3%	1500	1567	2	2.3	39.7%	38.7%	20.0	21.9	$ 13.0	$ 20.3	$ 20,000	$ 25,000

Rowhouses

NTI Market Type	All Arm's-Length Transactions: Number of Sales	All Arm's-Length Transactions: Percent of all Rowhouses in Market Type	Total Living Area: Median	Total Living Area: Mean	Occupiable Floors: Median	Occupiable Floors: Mean	Lot Coverage Ratio: Median	Lot Coverage Ratio: Mean	Lot Width in Feet: Median	Lot Width in Feet: Mean	Price per SF Living Area: Median	Price per SF Living Area: Mean	Sales Price: Median	Sales Price: Mean
Regional Choice	85	9.3%	2220	2697	3	3.1	65.9%	63.6%	17.0	21.8	$ 143.0	$ 161.5	$ 315,000	$ 422,483
High Value	410	9.2%	1700	1824	3	2.9	63.7%	68.6%	16.3	17.7	$ 114.0	$ 124.5	$ 190,000	$ 219,881
Steady	1019	9.9%	1386	1460	2	2.3	45.4%	51.0%	17.0	18.3	$ 71.0	$ 83.9	$ 93,900	$ 117,082
Transitional Up	3088	11.9%	1200	1260	2	2.0	40.4%	42.5%	16.2	17.8	$ 51.0	$ 51.8	$ 62,000	$ 63,118
Transitional Steady	6821	14.3%	1184	1240	2	2.0	41.1%	54.3%	16.3	20.8	$ 51.0	$ 52.2	$ 61,000	$ 62,911
Transitional Down	1714	12.7%	1170	1227	2	2.0	42.6%	45.1%	16.1	17.2	$ 46.0	$ 45.4	$ 55,000	$ 54,886
Distressed	10438	9.5%	1134	1193	2	2.1	52.6%	54.7%	15.3	16.8	$ 33.0	$ 32.8	$ 37,500	$ 37,789
Reclamation	6930	4.7%	1110	1213	2	2.1	60.7%	61.0%	15.0	18.2	$ 12.0	$ 15.1	$ 13,500	$ 18,204

Table 5[86]

[86] Ibid.

When the typology of Philadelphia buildings is broken down by building type rather than use, the story changes. When small apartment buildings and stores are described by whether they are in a rowhouse, semi-detached, or detached dwelling, the number of strictly commercial buildings, like office buildings, motels or banks, drops more than 75%, from 64,887 buildings to 15,556. This illustrates what any history book describes and what any resident of Philadelphia would report: the vast majority of buildings in Philadelphia are rowhouses. However, this is only part of the story of the city. When this quantification of typology is taken out of a table and spread across a map, we can illustrate the typology by neighborhood and investigate whether there are potential spatial correlations between building typology and the NTI market analysis.

The first exploration of looking at the relationship between typology and market type is to see if there are generalizations for each building type in each market type. In order to relate typology to building dimension attributes and to dollar values, properties that had been sold recently were selected to be a representative sample of all properties in each market type. All properties that had been sold from January 1, 1999 and had been sold and recorded as of July 1, 2002 were used for the tables below.[87] There are two sets of tables, one for sales that have been recorded by the BRT as being "arm's length", meaning sales between unrelated parties and meets the BRT criteria for market value; the second set comprising of all recorded sales including $1 transfers between related parties. Of the 81,796 recorded transfers of rowhouses, semi-detached, or detached dwellings, 19,864 were recorded as being transferred between parties for one dollar or less.

[87] It is likely that not all properties that had been sold as of July 1, 2000 had been recorded with the department of records and therefore would not show up in the BRT released in July of 2002. This is only intended to be a representative sample of recent building sales and it is not believed that this should significantly impact the results of the findings.

Interestingly, with the exception of lot coverage ratio for semi-detached houses, the general trends of median total living area, number of inhabitable floors, and lot coverage ratio are consistent between both tables. The mean and median price per square foot drops with the incorporation of non-arm's length transactions but the general trend of rowhouses commanding both the highest and lowest price per square foot remains.

These tables illustrate that rowhouses command the highest prices per square foot even when they have fairly high lot coverage ratios (small yards). Interestingly, rowhouses with high lot coverage ratios typify both the most valuable and the least valuable markets. Rowhouse prices per square foot appear to be more closely related to total living area and to number of livable floors (which are related variables) than to lot coverage ratio. This also implies that rowhouse values may be more influenced by other factors such as width or non-typological factors that may be more related to their location.

Semi-detached houses are of interest because total living area does not appear to be highly correlated to NTI market type nor price per square foot for arm's length transactions. When the sample set of all transactions is used for comparing relative sizes and lot coverage ratios, since it is a larger sample of properties throughout the assigned market types, we find that there appears to be a notable trend towards lower lot coverage ratios for more valuable markets. Additionally, for both sample sets the largest houses tend to be in the "steady" markets, not in High Value or Regional Choice. These two findings imply that for semi-detached housing it is possible that lot coverage ratio is more telling of housing value than total size of the building. This would lead to the possibility that larger lots and smaller footprints may appeal more towards the suburban ideal that

proliferated in the late 20th century or other neighborhood factors that influence housing values.

Detached Housing follows the predictable 'suburban-ideal' trend that both smaller lot coverage ratios (large yards) and larger total living areas appear to be directly related to market value.

A Closer Look at Rowhouses

Rowhouse Width

Since Rowhouses are synonymous with Philadelphia and comprise 64% of all of the taxable parcels and 78.7% of all dwellings in the city, the building type merits particular investigation.[88] However, because the BRT does not incorporate data on building dimensions, the investigation is limited to exploring lot width, total living area, and the calculated estimated footprint and lot coverage ratio discussed previously.

Rowhouses in Philadelphia historically have been built to house everyone from the poor to the wealthy; the principal differences between the two extremes besides the exuberance of the architecture was the width and depth of the rowhouse. Many of the speculative rowhouse developments in Philadelphia were a quick and inexpensive method for housing the workers for Philadelphia's industrial workforce, relatively anonymous housing for anonymous production line workers. Nomenclature is telling. Wider historic rowhouses constructed for the wealthy are now called "townhomes" and "brownstones". This is the image that contemporary developers try to evoke when they are building and marketing high-density shared-wall homes in new developments in the suburbs or in urban infill locations.

The chart of comparable sales, prices per square foot and living area comparisons show minor trends based on median and mean total living area, with the smallest rowhouses tending to be in the least valuable markets, but the variation between the

[88] 78.7% of residential and income-producing residential properties that are either rowhouses, semi-detached, or detached houses.

lower five market types is less than 75SF difference for both the median and the mean and the lot coverage ratio is high at both the Regional Choice and the Reclamation markets. This implies that another metric should be explored to understand rowhouses in the NTI markets.

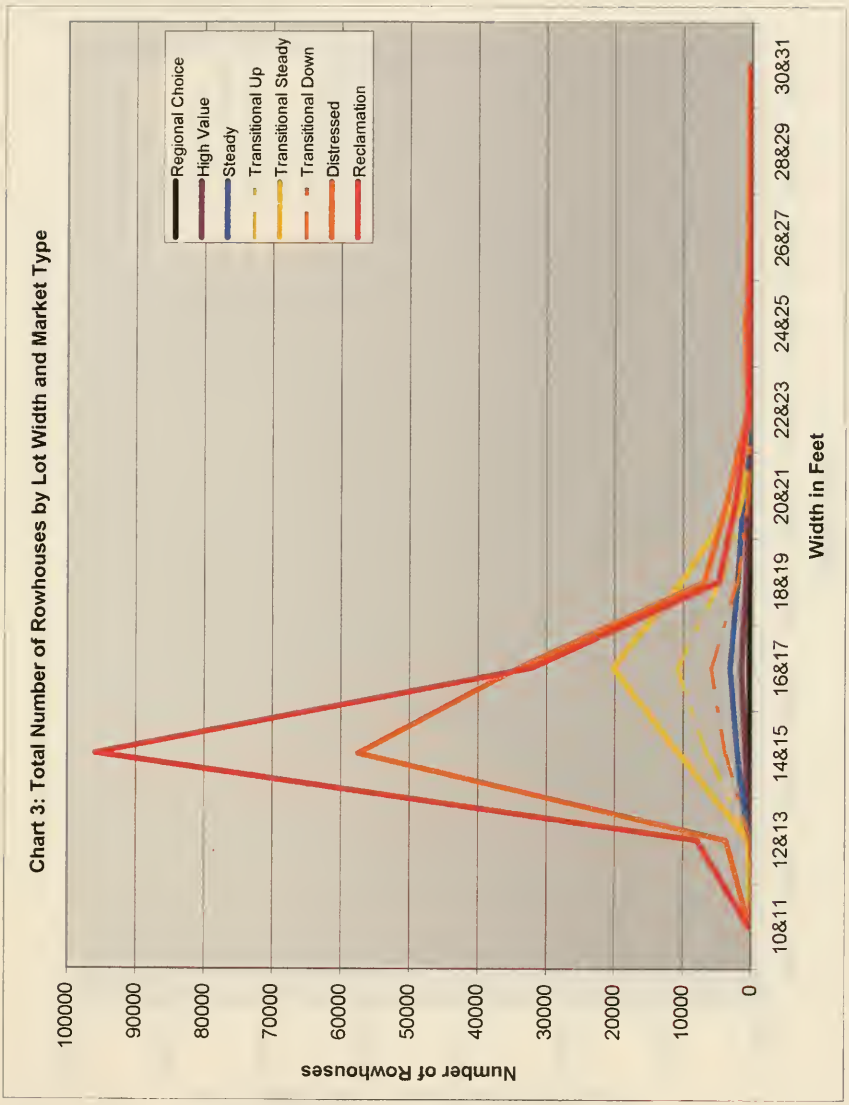
By typifying rowhouses by lot width, and therefore building width, is there a correlation between lot width, and NTI market type?

Chart 3 illustrates the distribution of the total number of rowhouses by lot width and by market type. This chart shows two main issues, first the overwhelming number of rowhouses in the Reclamation and Distressed markets compared to the more valuable markets and second, the peaks of the distressed and reclamation markets is shifted towards the narrower rowhouses as compared to the more valuable markets. This bias begins to show a possible correlation between the width of the rowhouse and an area being classified in these lower two markets.

Chart 4 takes the same data points as chart 3, total number of rowhouses for each width by market type and divides that number by total number of rowhouses in each market type yielding a percentage of the total for each market type, i.e. 95,901 of the 144,971 (66.4%) rowhouses that are in Reclamation markets are between 14 and 15 feet in width. This chart further emphasizes the distribution bias found in chart 3 by illustrating the higher percentage of 20 through 25foot wide rowhouses being in the top three NTI housing markets.

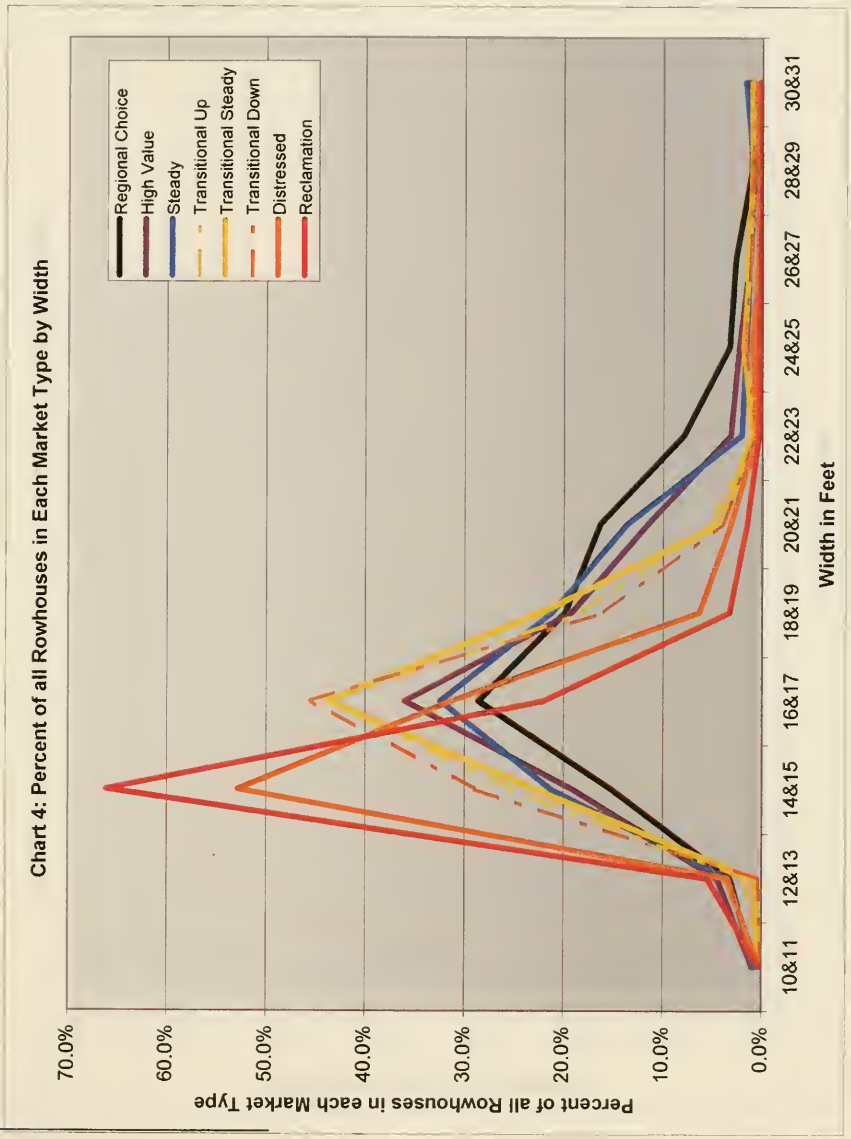
Charts 5 and 6 illustrate the relative market representation of each width of rowhouse. Chart 5 takes the total number of rowhouses for each width by market type and divides it by the total number of rowhouses of the same width. So of the 11,375 20

CHART 3[89]



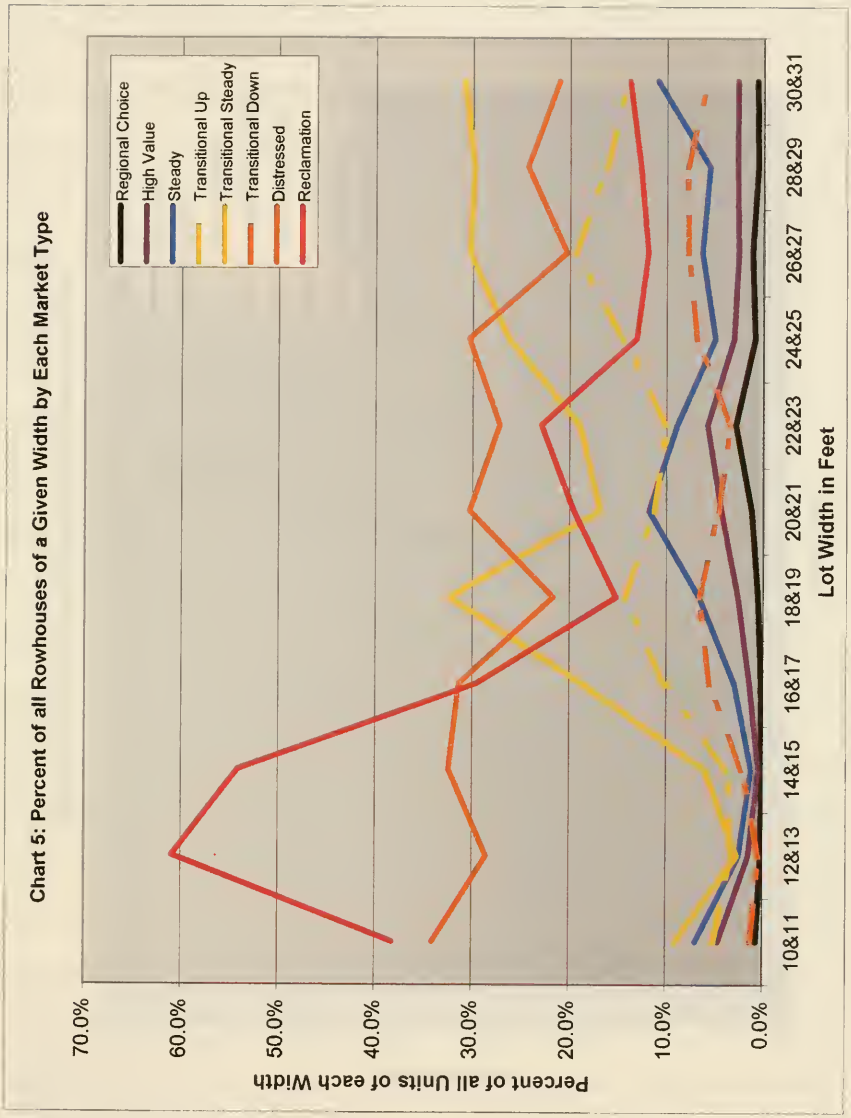
[89] BRT 2002.

CHART 4[90]



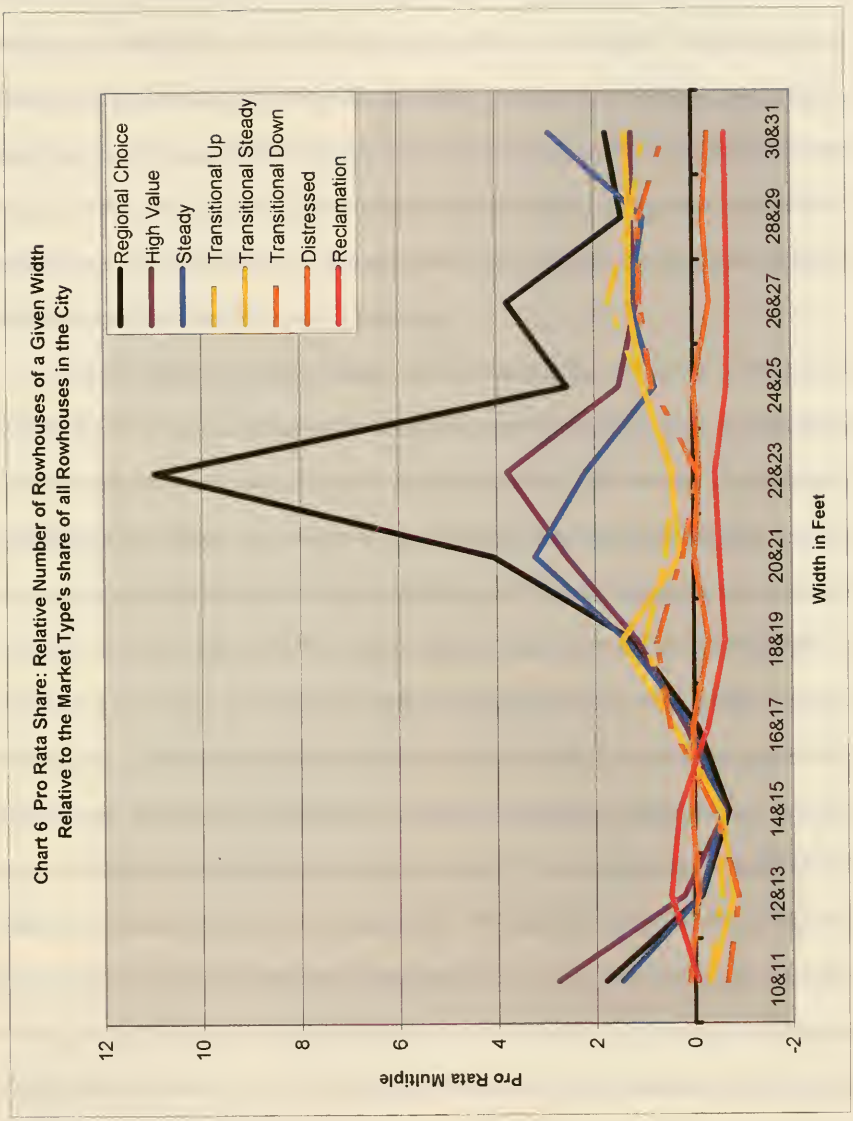
[90] BRT 2002.

CHART 5[91]



[91] BRT 2002.

CHART 6[92]



[92] Ibid.

and 21 foot wide rowhouses, 1345 (11.8%) of them are in Steady markets. This illustrates how 12 and 13 foot wide rowhouses dominate the reclamation market yet the distressed market has a relatively even distribution of all widths with a slightly declining trend as housing widths increase. Additionally, all higher market types increase their relative proportion as rowhouse widths increase. Due to the small number of rowhouses in both the High Value and Regional Choice markets it is interesting to note that both of these markets have a noticeable spike in percent of the total number of the rowhouses in the 22 and23 foot range and in the 10 and 11 foot range.

Chart 6 explores this phenomenon further by taking the data points of chart 5 and dividing them by the total percent of rowhouses in each market type. This product yields a pro rata share for each market type by width of rowhouse. The concept of this chart is that if distressed markets have a total of 30.7% of all rowhouses in Philadelphia then the pro rata share of each width of rowhouse would be 30.7%; by dividing the actual market type share of each width by the total market share of each market type, this highlights if there are certain widths of rowhouses that are disproportionately represented in certain market types. The baseline in the chart is 0, which is equal to any market type having exactly its pro rata share of that width of rowhouse. Every increment above or below this line is a multiplication factor representing how much of a disproportionate share of that width of rowhouse is found in that market type. For example, of the 353,531 rowhouses that are identified as being between 10 feet and 32 feet wide, 1.2% (4286) are classified as being in the High Value housing market areas of Philadelphia. However, of all of the 2343 rowhouses that are 22 to 24 feet wide, 5.8% (136) are classified as being High Value; this is 3.8 times the number of 22 and 23 foot wide rowhouses that are expected to

be in this NTI market type if width was not a factor in determining market value. This illustration shows Regional Choice representing 10.9 times its expected market share, although this may not be a statistically significant number since only 0.2% (846) rowhouses are in Regional Choice, it is supported in part by the pattern of the High Value and Steady markets. Another finding in this chart is the spike of 10 and 11 foot wide rowhouse representation in the upper housing markets. This can be potentially explained by the existence of very small rowhouses on the back streets of high value areas like Juniper Street in Center City where the location of the property is so desirable that the housing type may be immaterial to demand. Interestingly, the Distressed market maintains close to its pro rata share across all rowhouse widths with a slight underperformance in the wider rowhouse ranges while the Reclamation market is over represented in the 12 to 16 foot range and is under represented in all of the wider rowhouses. All three of the Transitional markets spike for the 18 to 20 foot range and have an 'echo-boom' from 24 to 32 feet. This second wave of representation of the Transitional market as well as the Regional Choice spike at 26 to 28 feet and the High Value spike for 30 to 32 foot wide rowhouses may potentially be explained by end units that have an additional 4 to 10 feet of side yard. It is not possible to tell from the data that is available for this current level of analysis.

Spatial Distribution of Rowhouses:

A series of simple, single attribute maps illustrates the spatial patterns of building typology in Philadelphia. The first map, Map 4: Percent of all dwellings that are rowhouses, illustrates the preponderance of rowhouses in the inner areas of Philadelphia.

There are 1715 census block groups that are considered residential by the NTI analysis. Of these block groups, 75.6% (1296) of them have 75% or more of the existing housing stock being rowhouses.[93] Due to this preponderance of rowhouses, all of the maps for this study will focus on quantifying variations of rowhouse typology with the assumption that this can be used not only to illustrate the specific attributes of rowhouses in that neighborhood but also serve as a proxy for neighborhood characteristics as a whole.[94]

Map 5 illustrates the median number of stories of rowhouses and illustrates the trend of taller rowhouses concentrated in the oldest parts of Center City. This pattern is not surprising; center cities traditionally have higher densities. Map 6, Median total living area for rowhouses illustrates a more dappled pattern with very small, less than 1200sf, rowhouses in the housing developed just outside the center city to the south and the north, before increasing in size as the city goes northward. This is shown more clearly in Map 7: Median Lot width for Rowhouses, with the contiguous portions of the city comprised of rowhouses 14 feet wide and below.

Map 9 illustrates neighborhood development by era, according to the 1960 Comprehensive Plan, illustrating the outward expansion of the city from the waterfront, center city and along the trade route of Germantown avenue leading towards the northwestern portion of the city. This map is the basis for a rough analysis of NTI market type by age of neighborhood.

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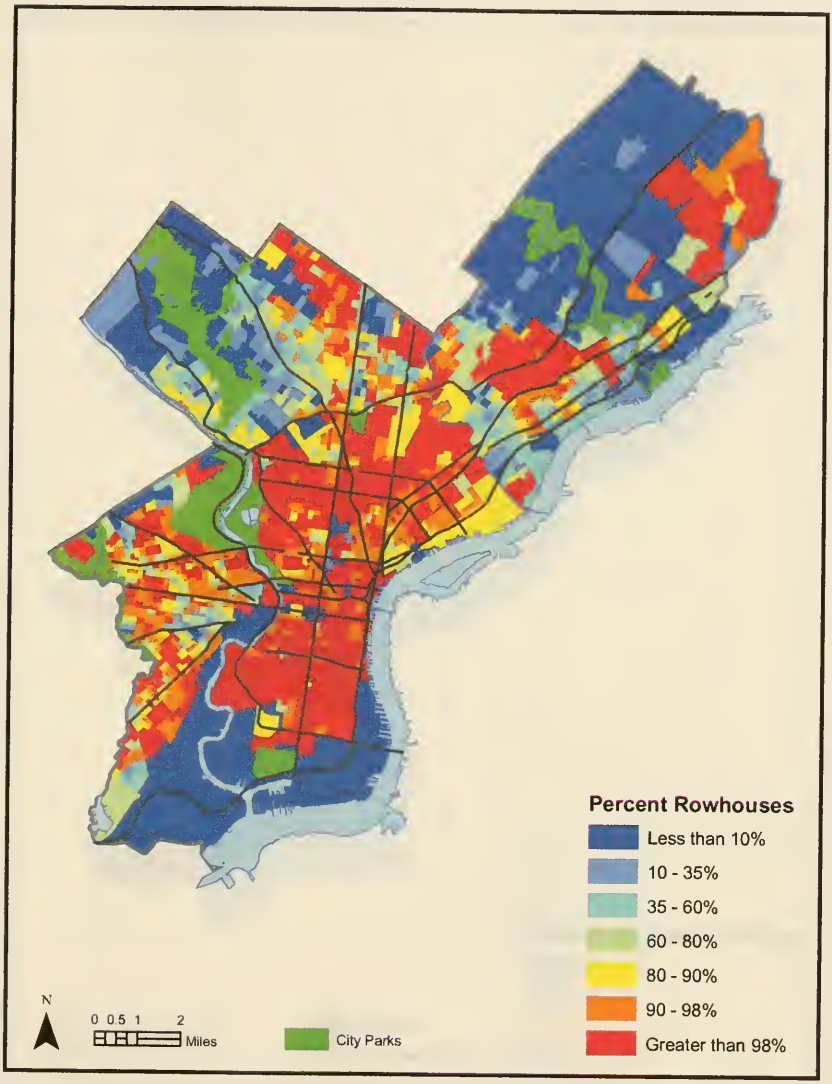
[93] This figure does not incorporate all building types. This is percent of dwellings that are either rowhouses, semi-detached, or detached houses.

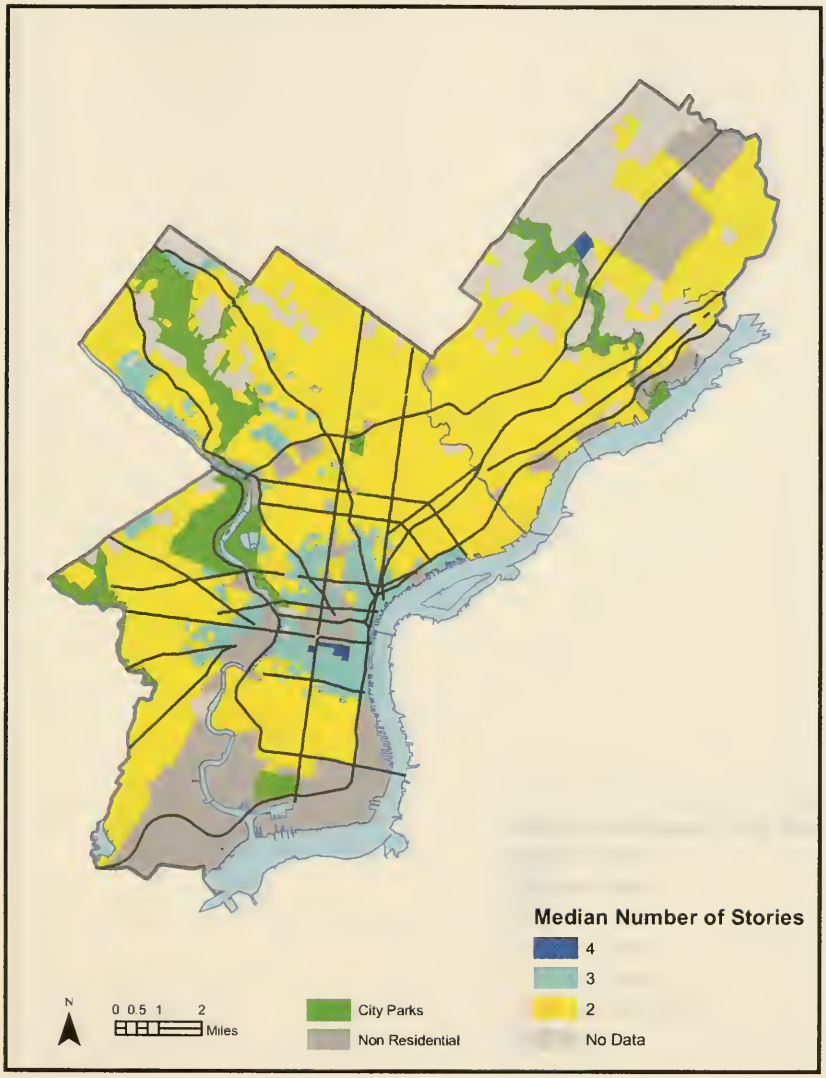
[94] A future study could examine rowhouse vs. other housing types attributes on a block level for a more refined analysis of particular neighborhoods.

MAP 5: PERCENT OF ALL DWELLINGS THAT ARE ROWHOUSES[95]



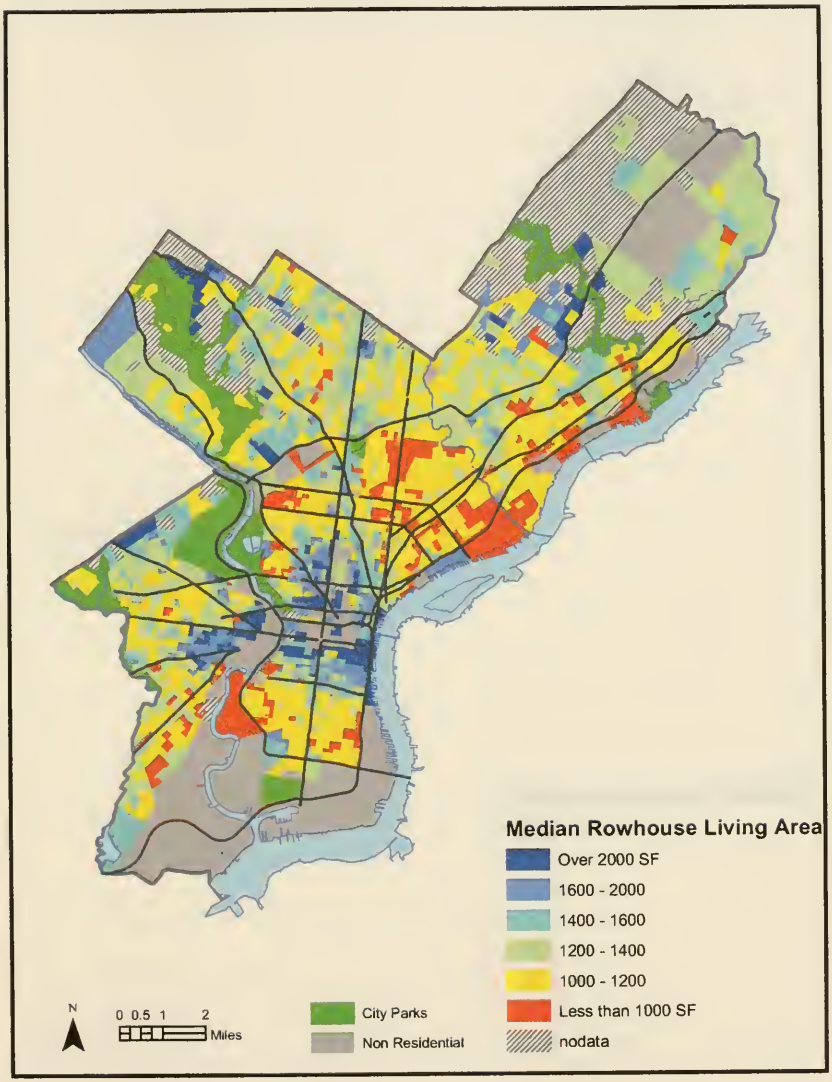
[95] BRT 2002.

MAP 6: MEDIAN NUMBER OF STORIES FOR ROWHOUSES[96]



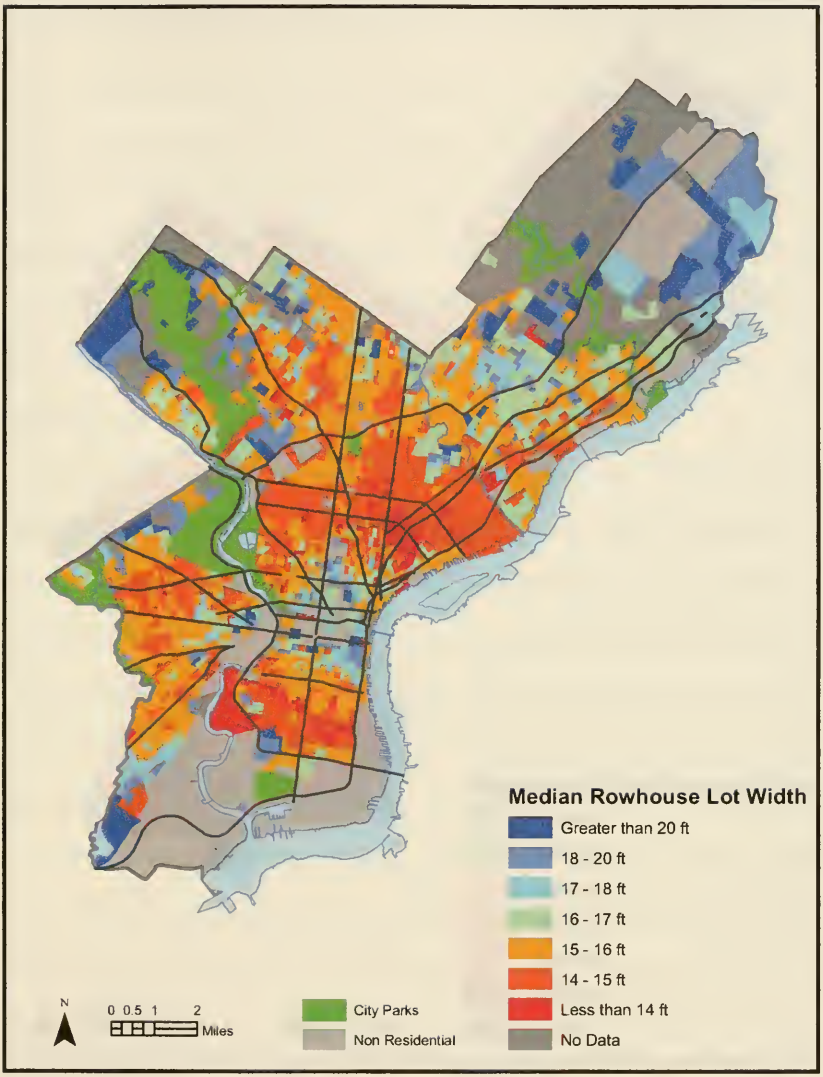
[96] Ibid.

Map 7: Median Total Living Area for Rowhouses[97]



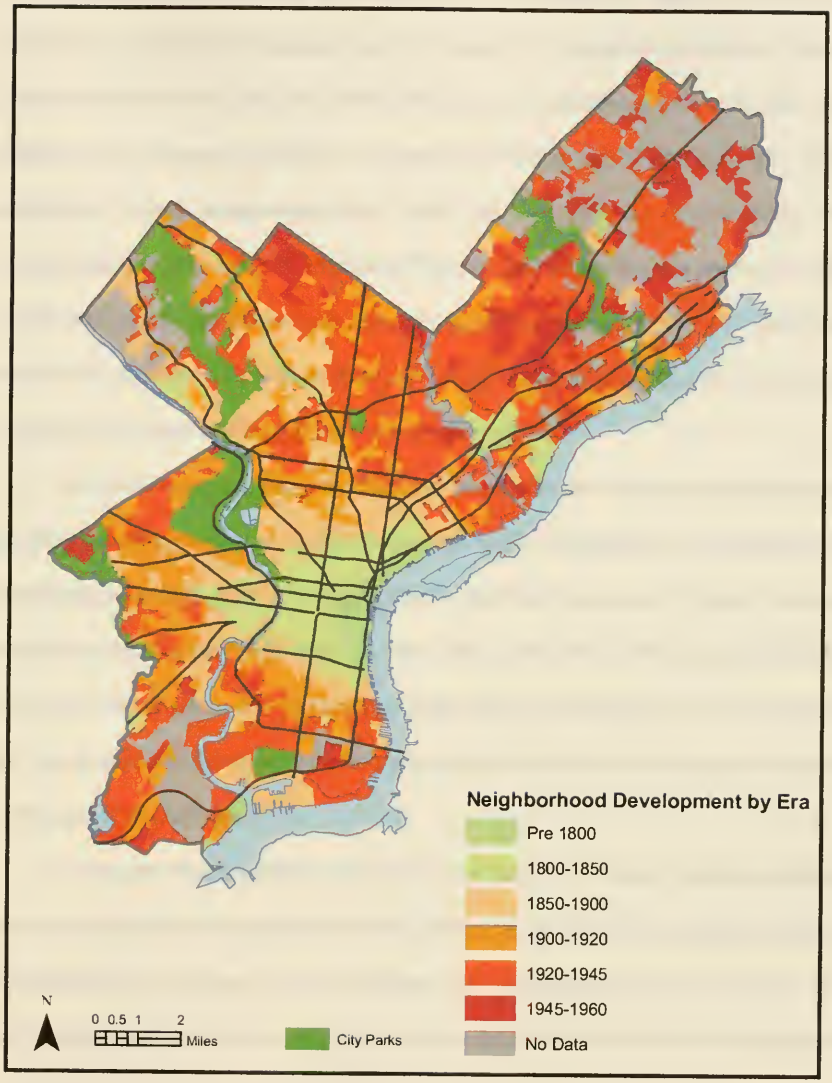
[97] Ibid.

MAP 8: MEDIAN LOT WIDTH FOR ROWHOUSES[98]



[98] Ibid.

MAP 9: NEIGHBORHOOD DEVELOPMENT BY ERA[99]



[99] 1960 Comprehensive Plan.

Rowhouse Age and Construction:

A final issue pertaining to rowhouses is the question of age and construction techniques. Architectural historian and University of Pennsylvania professor George Thomas contends that until the 1840's that most rowhouses were constructed with pitched roofs, whether mansard or otherwise. Between the 1840's and the 1860's architectural trends changed and after 1860, the vast majority of rowhouses were constructed with flat roofs.[100] Professor Thomas questioned whether there may be a correlation between buildings built after this transition were more likely to suffer roof failures and resultant structural problems along with increasing maintenance costs and be more likely to comprise the blighted areas of Philadelphia.[101]

As mentioned previously, the BRT has no reliable data on date of construction or building details such as roof type; however, the 1960 Comprehensive City Plan has an interesting map that illustrates Philadelphia's outward expansion by date. The map illustrates the city's outward extents at 1800, 1850, 1900, 1920, 1945, and 1960, for this study this will be referred to as "Era of Neighborhood Establishment". The accuracy of the map is unknown but it can serve as a point of discussion for a preliminary exploration of Professor Thomas' theory.

Using the same analytical procedure as the study of rowhouse width for studying era of neighborhood establishment reveals several trends that may potentially reinforce the assertion that a change in how buildings were constructed between 1850 and 1920 may have caused them to be more prone to deterioration than buildings built before or

[100] George Thomas interview, 2/21/2003.
[101] Ibid.

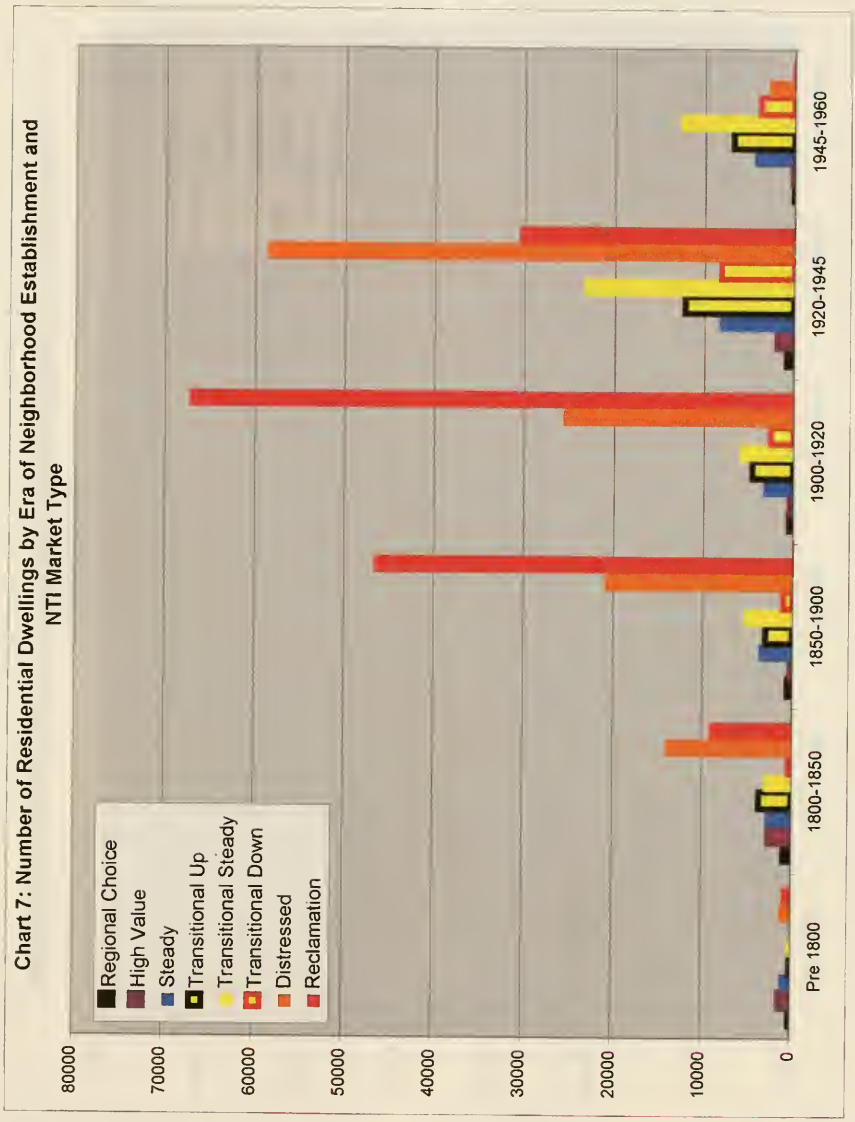
after these dates. A table and a series of three charts like the analysis of rowhouse widths illustrate these findings.

Chart 7 shows the total number of rowhouses, semi-detached and detached houses that currently exist in neighborhoods according to the era in which the neighborhood was established and the current NTI market type. This chart illustrates both the large number of dwellings that exist in these mid-nineteenth and mid-twentieth century neighborhoods as well as the larger number of dwellings that may have been constructed in these eras that are currently appraised as being in Distressed or Reclamation markets. This is reinforced with Chart 8, illustrating the percent of all houses that currently exist in each neighborhood established by era by the current NTI market (i.e. of the 5245 dwellings that are in areas that were established before 1800, 25.2% of them are currently in areas that are also considered to be in High Value markets). Chart 9 is the pro rata share of Market Type. Like the pro-rata concept for rowhouse width, if houses in neighborhoods established between 1850 and 1900 represent 19.5 percent of all houses in Philadelphia, then the pro rata share would be for the neighborhood to have 19.5 percent of each of the NTI Market Types. The degree to which each Era of neighborhood establishment over or under performs this number is represented as a multiple of the pro rata share. This chart illustrates that the neighborhoods established between 1850 and 1920 under perform in all NTI market categories except for Reclamation, potentially validating Professor Thomas' theory.

Unfortunately, this era of neighborhood establishment analysis is highly prone to errors and the influence of externalities. If there was good data on the year of construction or architectural features for individual buildings, there would be much

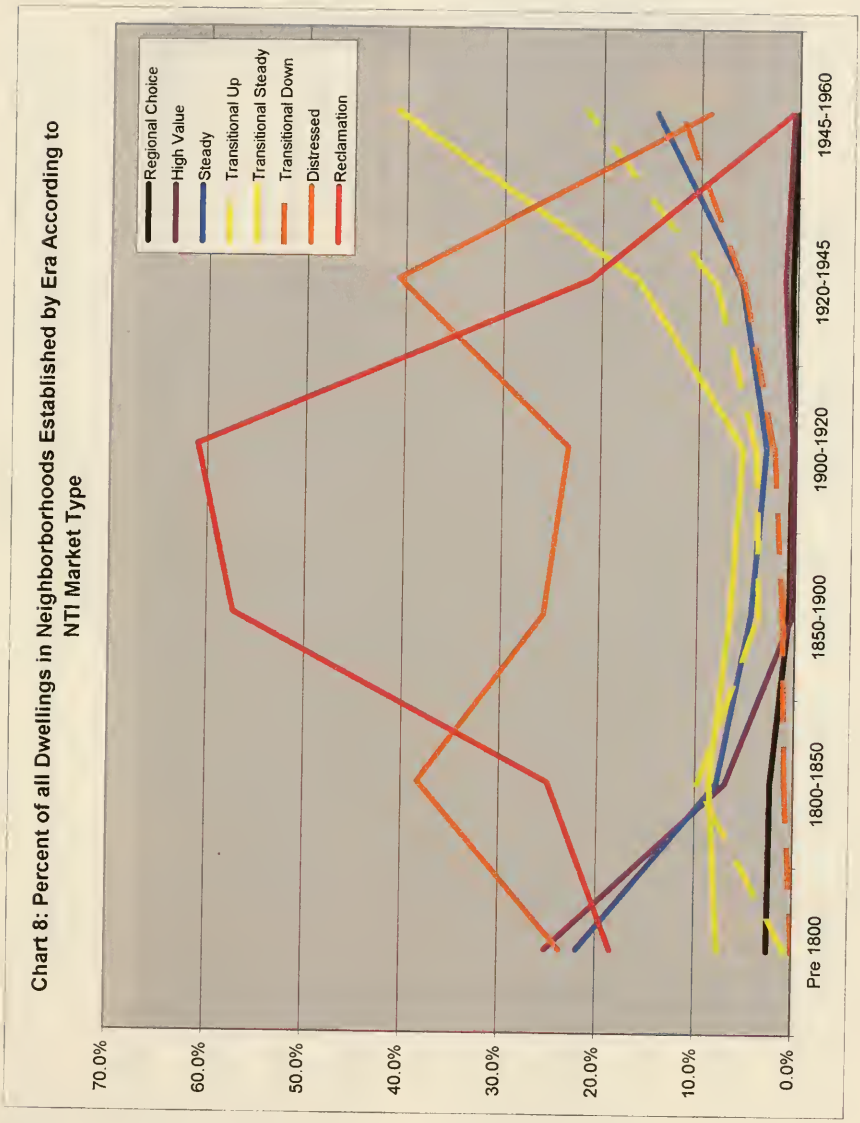
greater potential to pursue the correlation between these factors and urban blight. Without this data, the areas of earliest establishment may have been reconstructed many times over or simply benefit from the proximity to the central business district. It is impossible to tell from the resources available at the time of this writing.

CHART 7[102]



[102] BRT 2002 and 1960 Comprehensive Plan.

CHART 8[103]



[103] Ibid.

CHART 9[104]

[104] Ibid.

TABLE 6 [105]

NTI Market Type	Pre 1800			1800-1850			1850-1900		
	Total Number of Residential Dwellings in Era	Percent of total dwellings in era	Percent of total dwellings in Market Type	Total Number of Residential Dwellings in Era	Percent of total dwellings in era	Percent of total dwellings in Market Type	Total Number of Residential Dwellings in Era	Percent of total dwellings in era	Percent of total dwellings in Market Type
Regional Choice	133	2.5%	4.8%	864	2.4%	31.1%	513	0.6%	18.5%
High Value	1321	25.2%	20.2%	2551	7.0%	39.0%	248	0.3%	3.8%
Steady	1152	22.0%	4.8%	2858	7.8%	12.0%	3697	4.5%	15.5%
Transitional Up	27	0.5%	0.1%	3603	9.9%	12.0%	2977	3.7%	9.9%
Transitional Steady	397	7.6%	0.8%	3138	8.6%	6.1%	5375	6.6%	10.5%
Transitional Down	0	0.0%	0.0%	343	0.9%	2.2%	1029	1.3%	6.5%
Distressed	1243	23.7%	1.0%	14020	38.4%	11.4%	20911	25.7%	16.9%
Reclamation	972	18.5%	0.6%	9175	25.1%	5.9%	46660	57.3%	30.1%
Total	5245		1.3%	36552		8.9%	81410		19.9%

NTI Market Type	1900-1920			1920-1945			1945-1960			
	Total Number of Residential Dwellings in Era	Percent of total dwellings in era	Percent of total dwellings in Market Type	Total Number of Residential Dwellings in Era	Percent of total dwellings in era	Percent of total dwellings in Market Type	Total Number of Residential Dwellings in Era	Percent of total dwellings in era	Percent of total dwellings in Market Type	Total
Regional Choice	434	0.4%	15.6%	793	0.6%	28.5%	43	0.1%	1.5%	2780
High Value	396	0.4%	6.1%	1862	1.3%	28.5%	162	0.5%	2.5%	6540
Steady	3360	3.0%	14.1%	8320	5.8%	34.8%	4522	14.5%	18.9%	23909
Transitional Up	4551	4.1%	15.1%	12146	8.4%	40.4%	6773	21.7%	22.5%	30077
Transitional Steady	6001	5.4%	11.7%	23414	16.3%	45.8%	12759	41.0%	25.0%	51084
Transitional Down	2533	2.3%	16.0%	8160	5.7%	51.4%	3798	12.2%	23.9%	15863
Distressed	25674	23.3%	20.8%	58698	40.8%	47.6%	2844	9.1%	2.3%	123390
Reclamation	67292	61.0%	43.4%	30635	21.3%	19.8%	255	0.8%	0.2%	154989
Total	110241		27.0%	144028		35.2%	31156		7.6%	408632

[105] Ibid.

CONCLUSIONS:

Mayor John Street's Neighborhood Transformation Initiative has the laudable goal of reversing over fifty years of decline and revitalize neighborhoods throughout Philadelphia. This ambitious plan is admirable for its scope but the core question of exactly how it will be implemented has yet to be answered. In the effort to "Build from Strength," one of the important features that is missing from the blight plan is any representation of what kinds of buildings comprise these successful or struggling neighborhoods. This thesis attempts to answer that question.

This thesis is not intended to be an exhaustive statistical study but an initial investigation to examine whether there are trends that merit future study. The thesis explored the relationship between building typology and blight in Philadelphia and addressed three main issues:

- The overall composition of building stock in Philadelphia.
- The overall composition of building stock in the NTI markets.
- Other distinguishing building or parcel characteristics within a building type that may be related to the NTI markets.

It was found that Philadelphia's housing market is overwhelmingly comprised of rowhouses and that there appears to be a trend of the NTI Distressed and Reclamation markets having a disproportionate number of 13 to 15 foot wide rowhouses. Additionally, a disproportionate number of the houses in the Reclamation markets are in neighborhoods that were constructed between 1850 and 1920. These blighted markets reflect compounded issues of location, construction techniques and age. Presumably, 20 years from now, there will be problems in areas settled between 1920 and 1940. While these

findings may be a commonality not a causality due to the history of housing construction and periods of greatest growth in Philadelphia, these findings can still be used as a basis for further explorations and potentially lead to preservation policy decisions.

This investigation is by no means an attempt to claim that all of Philadelphia's ills are due to small rowhouses or housing stock that was built between 1850 and 1920. From a lack of jobs to the cost of labor, there are many factors that to explain why Philadelphia lost its regional and national competitiveness. However, in the presentations of NTI goals and plans, none of them mention what kinds of buildings exist in these blighted neighborhoods. From a preservation perspective, this is not an attempt to vilify the small worker's housing from the late 19th and early 20th century but rather to highlight the issue that these buildings may need to be reconfigured if they are going to continue to be valued in the present.

Philadelphia's historic building stock is potentially a competitive advantage; it can be what sets Philadelphia apart from other cities and its own suburbs. However, there needs to be a better understanding of what building stock is viable in today's housing market and what building stock potentially needs to be altered to become desirable again. A better understanding of the complex relationship between building typology, lot size and coverage, density, size, age, and any number of neighborhood issues can help guide the creation of zoning policies and preservation guidelines to ensure the viability of historic buildings in a competitive market. Some possible policies might permit "mother-in-law" suite style apartments in rowhouses that are otherwise too large for today's families or permit joining of two small rowhouses into a single unit to create a larger one. These are merely exploratory ideas intended to illustrate the possibility of incorporating

size and typology into our market analysis and into historic preservation and zoning policies.

Understanding the existing housing stock and devising effective preservation strategies is one of the keys to successfully managing citywide revitalization. As Jeremy Nowack noted, all major cities have attractive, healthy suburbs available for middle and upper middle class residents; just like Philadelphia. What sets Philadelphia apart is the built expression of its history. According to the 1990 Census, out of the 674,899 housing units in Philadelphia, 348,222 were built before 1939.[106] While it is irrational to argue that we should save every building it is equally illogical to simplify blight as a byproduct of age and start demolishing irreplaceable buildings with impunity as soon as they are 80 years old.

The vibrant historic districts in Boston, New York, Washington, Savannah, and New Orleans are not only embraced as being valuable to the residents of the community but they are also embraced as places of value to tourists and historians. While Philadelphia is embarking on what is possibly the greatest attempt to transform a struggling city, we should make strides towards our future while keeping an eye on our past.

Philadelphia is not just the birthplace of the nation; it was also the workshop of the nation throughout most of the 19th century. Part of the goal of the Transformation Initiative must incorporate this awareness of Philadelphia having history after 1776. It was this incredible economic power that created the urban fabric that we have today. The buildings and patterns that were created as Philadelphia expanded are important to

[106] Bureau of the Census, 1990.

understanding the history of the city. The small factory-worker rowhouses and the incredible urban mansions all tell stories of the city: stories of transportation, technology, wealth and social structure. By understanding the existing building stock and incorporating creative preservation into our transformation strategies, our new developments will create a new layer to the palimpsest of Philadelphia; creating the kind of architectural richness, diversity and character that is unique to older cities. The Transformation Initiative will also become part of the history of the Philadelphia. The key is to thoughtfully manage one history while we write a new one.

APPENDIX I

Transcript of Mayor John Street's Radio Address Unveiling The Neighborhood Transformation Initiative.[107]

"Building a 21st Century Philadelphia"

KYW News Radio 1060, Weekly Radio Address #8, April 21, 2001

Good morning. Philadelphia is a tale of many neighborhoods. We boast a glittering Center City with wonderful restaurants, great cultural institutions, magnificent homes, and a variety of well-kept neighborhoods with tree lined streets that are full of life and vigor. But we also have neighborhoods that are showing signs of wear and tear and others that are caught up in a vicious cycle of decline.

This week I announced my Neighborhood Transformation Initiative, which is the most ambitious and comprehensive neighborhood growth strategy ever attempted in any modern American city. This is a defining moment in the life of our city. It is time, here and now, to draw a line in the sand against the spread of blight in our neighborhoods. I am enthusiastic and confident that together we can make this plan work. It is innovative, comprehensive and creative and it challenges the status quo. If we keep doing we what we always did, we are going to get what we always got, and that's just not good enough.

My neighborhood transformation initiative is a carefully thought out road map that meets the needs of every neighborhood. It is a plan that offers us a new beginning. It is designed to increase population and stimulate economic growth as it compliments our efforts to improve the quality of education in our schools and to provide after school programs and other child development activities for the 100,000 children who have no structured programs between the critical hours of 3:00 p.m. and 6:00 p.m. in the evening.

Over the next five years, we will reform both our business practices and the manner in which we deliver housing services. We will create 16,000 new housing units; complete 14,000 demolitions including all 8,000 dangerous buildings in our city; and we will seal, repair and rehabilitate 2,500 properties. We will create a Philadelphia Land Bank that will manage all city-owned vacant land. We will dramatically reduce the city's vacant property rate and facilitate neighborhood planning and development citywide. In order to do this, we have transmitted to City Council legislation which authorizes the city to borrow $250 million to jump-start our war against vacant structures and begin the important process of rebuilding seriously deteriorated neighborhoods for deserving residents.

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[107] Neighborhood Transformation Initiative Office, Website.
http://www.phila.gov/news/kyw_radio/radio_address4_21/radio_address4_21.html

In total, this is a $1.6 billion plan. We will spend approximately $840 million on market rate housing, approximately $150 million on critical scale new construction, about $240 million on neighborhood preservation activities and almost $400 million on low-income, elderly and special needs housing. Further, we must: reorganize our housing agencies, reduce our administrative over-head, lower the cost to build a house, and attract new developers.

The alternative is to condemn every neighborhood in Philadelphia to an unacceptable level of blight and abandoned structures, compromise our quality of life and invite otherwise good Philadelphia citizens to look for better communities elsewhere.

I ask all Philadelphians to join in this crusade but warn you that the service will not be easy. Active and responsible participation will require a commitment to real change. It will require that we exercise discipline, courage and hard work.

We must recognize that the embarrassing and depressing conditions that exist in our neighborhoods are at least in part self-inflicted. Although the ravages of time and the negligence of others created much of the structural decay in our neighborhoods, too often it is our residents and their friends who are responsible for the trash on our streets, the graffiti on public and private property and the unsightly conditions all too prevalent throughout the city. We must do better. The city will help! In the first year alone, we will clean each and every one of the 31,00 vacant, trash strewn lots in our city and implement an ongoing maintenance program to help community residents keep them clean.

Under our plan, every needy neighborhood in Philadelphia will get a new lease on life and the potential for long term prosperity. We will create neighborhoods anchored by stable homes, strengthened by clean streets, decorated by open, green space, and energized by thriving commercial and retail centers. They will be neighborhoods with a waiting list of families looking for homes, where the voices of children are their most identifying characteristic.

Our Neighborhood Transformation Initiative is "the real deal." It should give all of Philadelphia cause for optimism, hope, enthusiasm, and a reasonable expectation of better days ahead. The time is now! We can not afford to hesitate!

Change is traveling from the old to the new; we must summon the courage to leave yesterday behind in exchange for a bright new tomorrow!

From City Hall, this is Mayor John Street. Go Sixers! Go Flyers! Go Wings! And, don't forget to drink your water!

For the recorded version of Mayor Street's address visit KYW Newsradio's website, www.kyw1060.com

APPENDIX II

The Neighborhood Transformation Initiative Five Year Action Plan[108]

FIVE YEAR ACTION PLAN
(Fiscal Years 2003-2007)

In April 2001, Mayor Street unveiled his Neighborhood Transformation Initiative (NTI), a strategy to rebuild Philadelphia's neighborhoods as thriving communities with clean and secure streets, recreational and cultural outlets, and quality housing. NTI addresses the unprecedented technological, economic and demographic changes of the past fifty years that have undermined the stability of Philadelphia's neighborhoods. The initiative demonstrates the Mayor's commitment to protect the health, safety and welfare of Philadelphia residents while stabilizing and revitalizing their neighborhoods. NTI takes a multi-faceted, comprehensive approach that stresses inter-agency cooperation and coordination in addressing every aspect of neighborhood development. The initiative also creates opportunities for government and citizens to work together, restoring civic pride and building community spirit. Through its various activities, the Neighborhood Transformation Initiative will help Philadelphia's neighborhoods meet their potential as clean, safe, and thriving places to live, to work, and to play.

Nature of the Problem

Today, many Philadelphia neighborhoods are in some state of decline. The magnitude of conditions citywide are striking. In FY01, the City re-inspected all 365 census tracts to identify vacant buildings and lots. That survey found 30,730 vacant lots and 25,922 vacant buildings. In addition, as of December 31, 7,371 vacant buildings posed a real danger to the health and safety of neighborhood residents. Long-term historic changes in the global economy initiated Philadelphia's decline, and when those changes overtook the City's capacity to adjust, the decline accelerated. Over the past fifty years, suburban growth and the demise of industrialization resulted in a flight of population and jobs from Philadelphia. Despite this flight, the City service systems critical to neighborhood development–such as blight removal, code enforcement, and housing creation–are still designed for an industrial city experiencing high population and economic growth. responsibility for neighborhood development is divided among multiple City agencies and departments that follow outdated procedures and processes. Solving the problems in Philadelphia's neighborhoods requires a dramatic change in government structure, policies, and priorities.

Overview of NTI's Six Framework Goals

The Neighborhood Transformation Initiative establishes a framework with six goals to revitalize Philadelphia's neighborhoods and to change the way the City operates. Each of these goals is discussed in depth below.

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[108] Neighborhood Transformation Initiative Office, Website.
http://www.phila.gov/mayor/jfs/mayorsnti/blight/pdfs/nti_fiveyearplan.pdf

NTI Framework Goals

Goal 1: Planning.
Facilitate and support community-based planning and the development of area plans that reflect citywide and neighborhood visions.

Goal 2: Blight elimination.
Eradicate blight caused by dangerous buildings, debris-filled lots, abandoned cars, litter, and graffiti to improve the appearance of Philadelphia streetscapes.

Goal 3: Blight prevention.
Advance the quality of life in Philadelphia neighborhoods with a targeted and coordinated blight prevention program that enforces City codes and abates public nuisances.

Goal 4: Assembling land for development.
Improve the City's ability to assemble land for development.

Goal 5: Neighborhood investments.
Stimulate and attract investment in Philadelphia neighborhoods.

Goal 6: Leveraging resources.
Leverage resources to the fullest extent possible and invest them in neighborhoods strategically.

Goal 1: Neighborhood Planning

"Facilitate and support community-based planning and the development of area plans that reflect citywide and neighborhood visions."

Successful neighborhood development requires careful and extensive preparation. Planning is the process that helps communities sort through and prioritize needs while assisting the City in allocating resources to meet those needs. NTI is committed to a comprehensive community planning effort that will underlie its revitalization activities. The Philadelphia City Planning Commission (PCPC) is coordinating this community planning effort.

Begin NTI neighborhood planning efforts based on established criteria and processes. In FY02, PCPC conducted best practice research on planning review and citizen participation processes and on the characteristics of optimal neighborhoods. PCPC used this research to develop planning criteria that provide a consistent basis for determining community needs and measuring redevelopment success. In FY03, PCPC plans to hire and train six new community planners, adding to the three it hired in FY02. This staff increase will enable PCPC to coordinate planning activities in more neighborhoods, ensuring that residents help shape the transformation of their neighborhoods.

Review and enhance existing neighborhood plans. Some neighborhoods have already developed community plans, usually through neighborhood-based organizations or elected officials. In FY02, PCPC began a review of existing community plans. To date, thirty plans have been evaluated against NTI goals and investment criteria. In the coming year, PCPC staff will coordinate implementation assessments of these plans in conjunction with community leadership and elected officials in each neighborhood.

Inventory Philadelphia's commercial corridors. Philadelphia's 260 commercial corridors developed when the city was much more populous, and depopulation has unfortunately made some no longer viable. Beginning in winter 2002, PCPC staff will work with the Commerce Department and other agencies to update PHILASHOPS, PCPC's inventory of the city's commercial corridors. PCPC anticipates that the inventory, when linked to Census2000 household and income findings, will provide information that will guide future commercial stabilization and redevelopment efforts. A final report is anticipated by fall 2002.

Analyze the City's approach to neighborhood development. PCPC has secured a number of grants to commission and conduct studies on new approaches to neighborhood development, including transit-oriented development, community heritage opportunities, potential university-City partnerships, and the possible joint use of public facilities by multiple City agencies.

Continue updating the plan for the North Delaware Riverfront. PCPC, with funding provided by both the City and the Delaware River Port Authority, is updating the City's land use and development plans for the North Delaware Riverfront (from Center City to Bucks County). This effort seeks to apply world-class standards for land use and design to one of the Philadelphia Regions major assets–its riverfront. The project also provides public and private entities with policy and design guidance regarding future investment in land use and infrastructure in and near the study area. In FY02, PCPC's study team produced a new, overall Concept Plan for the study area and subsequent detailed Plans for three specific sub-areas within the study area. In FY03, PCPC will continue this effort, which exemplifies NTI's approach of rethinking Philadelphia's neighborhoods in relation to development opportunities and constraints.

Continue the American Street Empowerment Zone's Neighborhood Planning Effort.
The Philadelphia Empowerment Zone (EZ) engages in neighborhood planning, funding and implementation of projects to revitalize three of Philadelphia's most devastated neighborhoods. In FY02, the EZ conducted pilot projects to test various NTI operating assumptions and approaches. Since May 2001, the EZ has convened monthly meetings of a coalition of community based organizations, developers, institutions, elected and public officials, and small business owners located within the American Street EZ. In FY03, the EZ will work with PCPC, the American Street coalition, and the Redevelopment Authority (RDA) to establish an Industrial Urban Renewal area, create a coherent plan for the Girard Avenue commercial corridor and expand quality of life services.

Goal 2: Blight Elimination

"Eradicate blight caused by dangerous buildings, debris-filled lots, abandoned cars, litter, and graffiti to improve the appearance of Philadelphia streetscapes."

Before growth can occur, its impediments must be removed. In the case of neighborhood

development, the greatest impediment is blight in all its forms–vacant buildings, trash-strewn vacant lots, abandoned autos, litter, graffiti and dangerous street trees. Blight undermines a community's quality of life by depressing property values and creating a perception that an area is unclean and unsafe. Because the presence of blight is crucial to family and business location decisions, the City must eradicate it to successfully revitalize Philadelphia's neighborhoods. Remove Dangerous Buildings

In year one, demolish 2,000 dangerous residential buildings in the neighborhoods. A key component of NTI is the removal of all known dangerous buildings in the city. The demolition program will proceed based on three guiding principles: (1) conduct the demolition in a safe, orderly manner; (2) minimize community disruption; and (3) structure bid documents to decrease costs and meet goals for community participation. A demolition program of this magnitude requires a capacity for program management and supervision that exceeds the current capacity of municipal agencies. Recognizing its constrained capacity, in early FY02, the City hired Hill International to oversee day-to-day program delivery. Supervised by the City's Capital Program Office, in FY02 Hill International is working with City departments to create program procedures, develop a computer model to assist with project scheduling, and design community outreach and communication strategies. In FY03, the City, through the Department of Licenses and Inspections (L&I) and in consultation with City Council, will demolish 2,000 dangerous residential buildings. The demolition program will begin in April 2002 with two prototype projects. These prototypes will allow the City to test its operating assumptions, procedures and communications/outreach efforts before the program is fully implemented.

In year one, spend approximately $4 million demolishing commercial/industrial buildings.
Separate from residential demolitions, in FY03, the City will spend approximately $4 million of NTI bond proceeds (discussed under Goal 6) to demolish vacant commercial and industrial buildings. The Commerce Department, in consultation with City Council, will prioritize properties for demolition, based on the danger they pose to the community and their potential for redevelopment. Due to their variable cost, the City cannot estimate the number of commercial/industrial demolitions.

In year one, stabilize up to 350 properties according to a new encapsulation-stabilization policy.
Encapsulation-stabilization involves sealing and protecting vacant buildings to prevent their deterioration and to improve the appearance of the blocks on which they stand. Working in collaboration with City agencies and departments, the Mayor's Office drafted a policy that identifies and prioritizes the criteria for encapsulating-stabilizing a property. The encapsulation stabilization work will be implemented through L&I using Public Housing Authority crews. To couple encapsulation-stabilization with viable rehabilitation and reuse, the City is streamlining the property acquisition and disposition processes (discussed under Goal 5). Except in extraordinary circumstances (such as historic preservation), the City will stabilize a property only when it can be quickly resold and

rehabilitated. Over the next five years, NTI will stabilize between 1,000 and 2,500 buildings. The actual number will depend on the number of properties that the City can acquire within the overall encapsulation-stabilization budget of $30 million. In FY03, the City will spend approximately $6 million of NTI bond proceeds to stabilize no more than 350 buildings. This activity level represents a seven-fold increase over FY02's level.

Clean Vacant Land

Continue city-wide vacant lot clean-up and maintenance program.
In FY02, the City developed a standard for surface cleaning vacant lots that keeps them 'reasonably free of debris.' Through the Managing Director's Office, from June to December 31, 2001, the City cleaned 17,557 vacant lots and removed 11,099 tons of debris. By June 2002, the City will clean all 30,730 vacant lots at a cost of $6.5 million. Beginning in FY03, the maintenance of these vacant lots will be contracted out at a cost of $4.5 million per year. Ultimately, the successful maintenance of vacant land will require community involvement. Through its Community Caretaker Program, the Mayor's Office of Community Services (MOCS) is enlisting and training volunteers to work with block captains to maintain and beautify vacant properties after they have been cleaned.

Implement the early action stages of the "Greene City Strategy." While essential, surface cleaning is insufficient to transform urban vacant land into community assets. Without additional treatments, soon after lots are cleaned, illegal dumping recreates the previous trashstrewn conditions. Working with the Pennsylvania Horticultural Society (PHS), the City will break this cycle of cleaning and deterioration through its "Greene City Strategy." The Greene City Strategy engages community residents, organizations and businesses to (1) conduct basic housekeeping of all vacant lots; (2) "clean and green" select vacant lots; (3) landscape community gateways and key lots; (4) plant street trees; (5) improve municipal parks and public spaces; and (6) plan open spaces. These efforts build off the City's successful three-year, $800,000 collaboration with PHS and community residents in the Philadelphia Empowerment Zone. Since this collaboration began in April 2000, it has successfully cleaned and greened 39 vacant lots-over nine acres-in the American Street neighborhood of the EZ. In FY02, the City and PHS raised a total of $600,000 from the federal government and the William Penn Foundation to support the Greene City Strategy. In FY03, the City and PHS will develop a five-year strategic action plan defining specific goals for the strategy and describing the scope of work and implementation steps. PHS and the City will implement early actions stabilizing eight to ten residential sites, two sites associated with institutions, and two commercial corridors. Whenever feasible, the City will also transfer ownership of abandoned land to private individuals, organizations and businesses that agree to maintain the property. In addition, the EZ will clean and green 27 vacant lots, maintain the lots that were already treated, and fund a $93,000 maintenance program in the EZ's West Philadelphia neighborhood.

Remove Abandoned Autos, Graffiti and Litter

Maintain NTI's ongoing successful neighborhood streetscape improvement programs. The City will continue its vigorous efforts to keep streets and properties clean

and attractive through the abandoned auto removal, anti-graffiti, mural arts and Sparkle Plus programs.

Abandoned Auto Removal – Since the program began in April 2000, the Police Department has removed 109,626 abandoned autos from the streets of Philadelphia. The Police Department projects to remove 55,000 abandoned vehicles in FY03 and FY04 while continuing to respond to all reports of abandoned autos within 48 hours.

Anti-Graffiti Program – In FY03, the Anti-Graffiti program projects to clean 70,000 properties and fixture while providing $68,325 in vouchers to reimburse approximately 375 community groups for the cost of paint supplies used to remove graffiti. An additional $22,500 will be made available for related supplies.

Mural Arts Program – The mural arts program will complete approximately 140 new and restored murals during FY03 matching its FY02 production.

Sparkle Plus – The Public Housing Authority's Sparkle Plus Program implements community beautification efforts to improve the curbside appeal and marketability of PHA sites through volunteerism and community partnerships. In 2001, Sparkle Plus installed new lighting at 18 sites, new signs at 37 sites, and new landscaping at 25 conventional sites. Over 18,000 volunteers (over 200 through the Managing Director's Office) participated in the program's two citywide Clean Sweep volunteer days, and the Sparkle Plus program was awarded a 2001 Best Practices Award by the Pennsylvania Housing and Redevelopment Association.

Enhance the City's recycling and anti-litter efforts. In FY02, the City received $1.2 million from the Commonwealth of Pennsylvania's Department of Environmental Protection to fund a multi-media advertising campaign to increase recycling rates and reduce litter. The campaign will begin in March 2002. In addition, last summer the City worked with Keep Philadelphia Beautiful, the Pennsylvania Resources Council, and other organizations to develop an indexing tool to quickly and reliably assess the presence of litter in communities. This litter index will allow the City and its partner organizations to design effective litter prevention and community improvement programs, and the City will continue using the index in FY03.

Removing Dangerous Street Trees

Remove backlog of dangerous street trees and implement street tree management program. Approximately 8,500 dangerous street trees were in need of removal in Philadelphia in 2001. By the end of FY02, the City will have removed 4,200, at an expanded program cost of $3.5 million over FY01's level. This higher activity level will be maintained in FY03 to continue reducing the current backlog. Once the backlog is eliminated (expected in FY05 after accounting for new dangerous trees), funds will be shifted to an on-going management program that will increase the level of tree planting and pruning activities.

Goal 3: Blight Prevention

"Advance the quality of life in Philadelphia neighborhoods with a targeted and coordinated blight prevention program that enforces City codes and abates public nuisances."

Blight elimination is inherently reactive, expending scarce resources without addressing the root causes of blight. Blight often begins as a small manageable problem on a single property– whether illegal dumping; zoning, property maintenance and building code violations; or a predatory loan to a household. When these small problems are not addressed, they quickly become large and unmanageable, negatively affecting the entire neighborhood's quality of life. As part of NTI, the City will institute comprehensive systems changes to prevent blight from appearing in Philadelphia's neighborhoods.

Increase coordination and leverage resources between the agencies and departments involved in code enforcement. The City's code enforcement system includes the Departments of Licenses and Inspections, Health, Public Property, Streets, and Police and the Redevelopment Authority and Public Housing Authority. These agencies and departments historically did not adequately coordinate their activities, reducing the effectiveness of the overall system. In FY02, the City developed the "L&I – Law Department Training Program" to train L&I inspectors on evidentiary and due process requirements, inspection procedures, and current code law. The program was created to address the City's failure to adequately prosecute egregious code violations because the records and procedures involved in citing violations fail to withstand legal scrutiny. In FY02, more than 180 L&I employees took part in this training program, which used existing City resources and personnel. In FY03, the City will institutionalize the program by offering additional training. The City is examining other ways to make the code enforcement system more efficient. The Managing Director's Office is evaluating the feasibility of consolidating enforcement of quality of life codes in a single body through the proposed Community Life Improvement Program. The Law Department is exploring the possibility of deputizing PHA inspectors to authorize them to issue code violation notices, and it is working with PHA to amend its leases so code violations at PHA properties qualify as lease violations. In the American Street Empowerment Zone, L&I, the Commerce Department, and the EZ are tracking neighborhood and business complaints, promoting aggressive enforcement against nuisance businesses, coordinating efforts with state and federal enforcement agencies and assessing gaps in local codes.

Involve citizens in enforcing the City code. Effective code enforcement must involve community residents in changing the behavior of violators. In FY02, the Law Department compiled a list of the top code violations that concern community residents. In FY03, the City will print a brochure that will enable residents to recognize these violations and contact the City agencies responsible for addressing them. The City is also examining whether the City should implement a version of Minneapolis' Citizen Inspection Program (MCIP), which empowers community volunteers to survey streets for minor external code violations.

Propose local and state legislative changes to enhance code compliance efforts. The City is preparing recommendations to amend the Philadelphia Code to (1) post notices on vacant lots using alternative methods; (2) allow designated Code Officials to hear non-technical appeals; (3) allow the City to recover the prosecution and litigation costs of correcting code violations; and (4) prohibit the transfer of property to persons delinquent

in paying taxes. The City is proposing state legislation that will allow the City to increase the maximum fine for code violations from $300 to $5,000. The City would also like the Commonwealth to decrease the time for assuming title through adverse possession from 21 to seven years.

Continue efforts to proactively combat illegal dumping. One of the most obvious and problematic public nuisances is illegal dumping of trash on vacant lots. In FY02, the City identified the top illegal dumpsites in Philadelphia, and the Streets Department focused intense and repeated cleanup at these top sites. The Police Department also increased its apprehension of illegal dumpers by expanding its patrols and surveillance and by strengthening its response to citizen complaints. However, illegal dumping will only stop if violators have additional locations to legally dispose of their trash. By the start of FY03, the Streets Department will open an additional neighborhood trash drop-off facility at a capital cost of approximately $25,000 to $50,000 and annual operating cost of approximately $100,000.

Expand the City's efforts to combat predatory lending. Predatory lending is the practice of charging excessive interest rates and up-front fees on loans secured by the borrower's home. Targeting vulnerable, financially unsophisticated homeowners, predatory lenders drain equity from communities, forcing homeowners to foreclosure and increasing vacancy rates throughout the city. In FY02, through the Office of Housing and Community Development (OHCD), the City spent $500,000 to train 60 anti-predatory lending counselors and fund 12 anti-predatory lending counseling programs throughout Philadelphia. In FY03 the City will expand these efforts by funding a lawyer at Community Legal Services to prosecute predatory lending cases. Also, it will explore the feasibility of developing a sub-prime loan product using NTI bond proceeds to provide an alternative to predatory loans. The City will also add a public education component to its efforts by participating in Freddie Mac's "Don't Borrow Trouble" national antipredatory lending advertising campaign. Once final negotiations are completed in the spring, the City expects to be named one of the two dozen cities that are participating in this campaign.

Goal 4: Assembling land for development

"Improve the City's ability to assemble land for development."

NTI's success will depend on the City's ability to facilitate private investment to redevelop vacant land. Although Philadelphia has 30,730 vacant lots, few are large enough to sustain significant commercial, industrial or residential investment. Even when adequately-sized parcels exist, the land acquisition, assembly, and disposition processes can involve up to 15 city agencies, departments and authorities, each subject to different administrative and legislative requirements. By re-engineering its housing and community development delivery systems, the City will cut through the bureaucracy attendant to the assembly of land for redevelopment.

Continue the American Street Empowerment Zone land assembly demonstration. As a case study to better understand the difficulty of assembling land in Philadelphia, the

Empowerment Zone and the Commerce Department are directing a demonstration project that will assemble 72 individual, formerly vacant and blighted parcels to create one 3.5 acre site. Working through the existing system, this demonstration is identifying the inter-agency hurdles that must be overcome to redevelop Philadelphia's neighborhoods. Begun in January, 2001, the City expects to complete this demonstration by June, 2002. It will permit the construction of a 50,000 square foot facility that will keep 30 jobs in Philadelphia while providing 30 new jobs.

Establish the Philadelphia Land Bank. As part of NTI, the City will acquire vacant land on a regular and consistent basis and consolidate title to this land in a new entity, the Philadelphia Land Bank. In FY02, Fairmount Ventures conducted a study of a similar successful entity–the Cleveland Land Bank–and recommended a set of principles for the establishment of a land bank in Philadelphia. Working with the Law Department, the Office of Management and Productivity began examining the legal, operational, and governance details of establishing this entity. Although the Philadelphia Land Bank will have ultimate responsibility for the management, maintenance and marketing of City-owned vacant property, its approach must be one that limits City liability for potential claims and preserves City Council prerogatives in land-disposition decisions. In FY03, the City will move forward with establishing the Philadelphia Land Bank as part of the re-engineering of the City's housing and community development systems.

Develop a Vacant Property Management Information System. Improving the City's acquisition and disposition systems requires an efficient electronic tracking system that produces a comprehensive database with accurate up-to-date information on every vacant property in the city. Such a system will streamline the acquisition-disposition processes by (1) eliminating data-entry redundancies and inefficiencies; (2) facilitating the tracking of a property through the City's administrative pipeline; and (3) enabling managers to identify bottlenecks in the system. Aided by a consultant, MOIS and the RDA have begun an in-depth analysis of the data and workflow policies and operational procedures of the City's land acquisition and disposition system. This analysis will form the foundation for the automation of these systems. The Land Bank's vacant property management information system will depend on the City's geographic information system to perform spatial analysis and obtain information efficiently from other City departments and agencies. Therefore, the Mayor's Office of Information Services will use $1.96 million of NTI bond proceeds to accelerate necessary improvements to the City's GIS so it will be fully operational within three years.

Propose changes to state legislation. The City is proposing legislative changes to the Commonwealth's Urban Redevelopment Law to enhance and facilitate the City's ability to acquire vacant properties while still protecting the property rights of lawful owners. The first change would add "abandoned properties" to the types of vacant properties that are eligible for "spot taking" by RDA. Abandoned properties would be defined as properties that (1) an owner has declared to be abandoned; (2) have municipal tax liens or other claims exceeding 150% of the property's value; or (3) are a vacant or unimproved lot with demolition liens of over six months. The City is also proposing language that

makes clear that a property is "vacant" under the Act if its only occupants are not authorized by the owner. Finally, the City is proposing that the Commonwealth reduce the statute of limitations for property owners to challenge compensation offers for property condemnations to two years. The current five-year limit ties up government resources in contingency reserves and adds litigation risk to development projects. These costs are unnecessary as in many cases, the owner never challenges the offer amount. The City believes two years is sufficient time for owners to respond to property condemnations. In FY02, the RDA submitted its legislative proposals to the Pennsylvania Association of Housing and Redevelopment Authorities for review and endorsement.

Goal 5: Neighborhood Investments

Neighborhood redevelopment will only occur if the City facilitates investment within a cohesive, comprehensive City strategy for housing and neighborhood preservation and revitalization. In his April 2001 NTI presentation, Mayor Street provided the broad parameters of such a strategy. The City is repositioning its housing and community development system to meet measurable five-year goals among four types of housing investments: affordable housing; new urban communities; preservation investment; and market rate housing. The Mayor's Office is convening working groups of external stakeholders to rethink the City's housing and neighborhood preservation programs and to identify ways the City can best facilitate and promote these four categories of housing investments. By implementing the working group recommendations and re-engineering its housing and community development systems, the City will promote the development of 16,000 housing units over the next five years.

Over the next five years, ensure 3,500 new affordable housing units exist. The City is committed to providing quality, affordable housing for its most vulnerable citizens–low income, elderly, and special needs populations. Through OHCD, RDA, and PHDC, the City partially funds the planning, acquisition, and production of affordable housing developments. As of December 31, 2001, in FY02, 349 new affordable rental units (64 for special needs populations) supported by the City were completed as were 67 new affordable homeownership units. Another 353 new affordable rental units (127 for special needs) and 166 new affordable homeownership units are under construction (79 affordable homeownership units are in pre-development). A particularly noteworthy project is the City's successful joint application with the Asociacion de Puertoriquenos en Marcha (APM) to construct 50 units under the Pennsylvania Housing Finance Agencies' homeownership demonstration project. The APM-Norris Street Homeownership project is also noteworthy because it is one of the first developments to utilize the RDA's new float loan program. This program, begun in FY02, provides bridge loans of up to $100,000 at zero percent interest for City-supported projects. Such bridge loans reduce development costs by allowing developers to avoid interest rates charged by private lenders. This revolving loan fund is capitalized at $10 million for two years.

Over the next five years, promote the construction of 2,000 housing units within new urban communities. NTI's demolition and land assembly activities present fantastic opportunities to construct new urban communities. In FY03, the City will streamline the

land assembly processes for the necessary large tracts of vacant land, and it will develop policies and procedures to guide the development of these new urban communities. Some examples of new urban communities that are currently under construction include PHA's Schuylkill Falls, Richard Allen, and Martin Luther King, Jr. HOPE VI projects
In FY02, PHA was awarded $40.2 million in federal HOPE VI grants to revitalize the Mill Creek public housing development. This money will enable PHA and the City to embark on an $82 million redevelopment plan that will demolish 179 distressed housing units and replace them with 627 new mixed-income units and a 2.5 acre park. PHA also plans to revitalize its Tasker Homes development in Grays Ferry. This project will demolish 920 housing units and 31 other structures and replace them with 546 new twins and duplexes, 250 of which will be homeownership units. In addition, PHA will replace the current street pattern with a more traditional grid, rebuild Lanier Park with a new community center and recreational area, and make other improvements to the surrounding neighborhoods. The result will be a modern, low-density development that will be fully integrated into the larger community. The $160 million project will be funded primarily through PHA's issuance of $150 million in tax-exempt bonds.

Over the next five years, invest in the preservation of 4,500 units in blocks and neighborhoods showing incipient signs of decline. Capital investments are required to preserve Philadelphia's older housing stock so it remains occupied or can be sold to new homebuyers. Preservation activities take two forms: subsidies to rehabilitate vacant properties and assistance to current homeowners so they can repair and improve their homes. Several City programs subsidize the rehabilitation of homes. RDA's Homeownership Rehabilitation Program (HRP) provides an average subsidy of $40,000 per property for the acquisition and moderate rehabilitation of vacant houses by community development corporations for sale to low and moderate-income first-time homebuyers. By the end of FY02, HRP is projected to support the rehabilitation of 65 homeownership units. The City plans to expand this program in FY03 using NTI bond proceeds to permit participation by private developers and first-time homebuyers earning more than 80 percent of median income. The City also provides financial assistance to homeowners for home improvements and repairs. The RDA's Philadelphia Home Improvement Loan (PHIL) program lends up to $25,000 at below market rates to existing homeowners. In FY02, RDA expects to provide approximately 100 to 150 loans. In FY03, the City plans to expand this program using NTI bond proceeds to permit families earning more than 115% of median income to participate. In FY02, the City worked with the Ogontz Avenue Revitalization Corporation (OARC), the Philadelphia Local Initiatives Support Corporation (LISC), GMAC Mortgage Corporation, and Nationwide Insurance to create the "It's Your Turn" program. This $3.1 million program provides a maximum grant of $3,000 for basic systems improvements in combination with a minimum home improvement loan of $5,000. Philadelphia LISC, Nationwide Insurance, and the City fund this program, which is available to qualified homeowners in West Oak Lane. Adding a grant component to home improvement assistance benefits very low-income and elderly homeowners who lack the resources to repay loan principal, even at reduced interest rates.

Over the next five years, facilitate the development of 6,000 market rate unsubsidized units. Market rate units are homeownership and rental housing developments that receive little or no direct public subsidies and that are constructed in response to market supply and demand considerations. As part of NTI, the City will encourage an expansion in the production of market rate housing by: (1) facilitating the private acquisition of property from public and private owners; (2) creating an ombudsman position to shepherd developers through the City's various approval processes; and (3) assisting developers in understanding local housing market trends and developments through better information data systems and analyses.

Reorganize the City's three agencies involved in housing and neighborhood revitalization. The City's housing and neighborhood revitalization programs are carried out principally by OHCD, RDA, and PHDC. Although these agencies operate with significant coordination, they lack a single point of accountability for designing, articulating, and implementing an overall housing and neighborhood preservation strategy for the City. Beginning in the second half of FY02, the City will begin an intensive effort of at least 18 months to reorganize, reengineer, and integrate many of the City's housing and community development functions within a new Office of Housing and Neighborhood Preservation (HNP). A cabinet-level secretary reporting directly to the Mayor will lead HNP. Reorganization will design and implement streamlined program processes, define the size and complexity of workloads, and determine the numbers of staff and the skills needed to handle the work. Employees will be trained in new processes and programs, and uniform and updated policies, procedures and standards will be developed. Modern information-technology systems for the organization will also be created. By eliminating unnecessary redundancy in administration, the reorganization could free up several million dollars a year for reallocation to program activities.
Of great concern to the City is the fair treatment of the 359 OHCD, RDA, and PHDC employees who may be affected by the reorganization. Although none of these employees are covered by the City's civil-service system, AFSCME District Council 33 represents approximately 80 percent of them. The City is committed to assist these employees in every possible way to smoothly transition them to positions in the new organization or elsewhere in government. The City recognizes that the skills, knowledge, experience and involvement of the current workforce will be essential to the success of the Office of Housing and Neighborhood Preservation.

Goal 6: Leveraging Resources

"Leverage resources to the fullest extent possible and invest them in neighborhoods strategically."

Achieving NTI's bold targets and goals requires more than cooperation and collaboration; it also requires a commitment of economic resources. The City is projected to provide $145 million in new funding from the General Fund over the next five years to support NTI projects. Of these projected funds, $100 million ($20 million annually) will cover debt service payments and $45 million will be allocated to street tree and vacant lot remediation. While significant, these amounts are insufficient to address the backlog of

problems in Philadelphia's neighborhoods. The City must leverage these General Fund investments with funds from other sources.

Issue the NTI bonds for the redevelopment of Philadelphia's neighborhoods. The cornerstone of the Neighborhood Transformation Initiative is approximately $295 million in tax-exempt "government purpose," tax-exempt "private activity," and taxable bonds. These bonds will be issued by the RDA on behalf of the City of Philadelphia over the next five years, leveraging $20 million in debt service payments annually.
No more than $160 million of the total bond proceeds will fund the demolition of abandoned residential, commercial and industrial buildings. Approximately $80 million will finance preservation activities including encapsulations-stabilizations and housing rehabilitation and home improvement programs. An estimated $50 million of private activity and/or taxable bonds will be used to assemble land for development and land banking, and a final $5 million in government purpose bonds will be used to upgrade the City's land management information systems (See "NTI Bond Financing Chart").

Leverage PHA resources. The Philadelphia Housing Authority (PHA) has a variety of resources that can support NTI's objectives. Federal HOPE VI grants are enabling PHA to transform public housing in neighborhoods throughout the city. The Sparkle Plus program is beautifying the areas around PHA developments. In FY02, PHA was one of only two housing authorities (the other was Chicago) awarded the highly competitive federal Moving-to-Work program. Finally, pending HUD approval, PHA plans to issue $150 million in tax-exempt bonds to revitalize the Tasker Homes development and surrounding neighborhood in Gray's Ferry. Because of its unique role and the extensive federal requirements under which it operates, PHA will not be part of the reorganization of the City's housing and community development systems. Instead, PHA will continue to carry out its special statutory powers, guided by the strategic direction established by the City through intergovernmental cooperation agreements

Attract business investment to Philadelphia's newly-designated Renewal Community. In January of 2002, the City was proud to receive one of forty U.S. Department of Housing and Urban Development Renewal Community designations. This designation offers tax and other financial incentives until December 2009 for the development of commercial properties, purchase of equipment and employment of area residents. Philadelphia's zone encompasses the parts of North, South, and West Philadelphia that suffer from economic distress but are also areas where the City, Commonwealth, and non-governmental organizations have initiated activities to promote economic growth. Specifically included in Philadelphia's Renewal Community are the commercial corridors of C.B. Moore Avenue, Washington Avenue, South Street, Point Breeze Avenue, Grays Ferry, Hunting Park Avenue, Germantown Avenue, Allegheny Avenue, Lancaster Avenue, Girard Avenue, and North Broad Street. The Commonwealth of Pennsylvania supported Philadelphia's application, which was developed by an inter-departmental team of representatives from the Mayor's Office, the Empowerment Zone, the Philadelphia City Planning Commission, the Office of Housing and Community Development and the Law and Commerce Departments. This team evaluated

neighborhood commercial centers and communicated with community residents, legislators and neighborhood leaders to design Philadelphia's zone. The Renewal Community exemplifies NTI's approach of involving local, state and federal governments, private businesses, community-based organizations and neighborhood residents in efforts to revitalize Philadelphia's neighborhoods.

Proactively seek federal and state support for NTI's efforts. In addition to the Renewal Community designation, in FY02, the City secured federal and state resources to support NTI's activities. Through the efforts of U.S. Senators Specter and Santorum, the City secured $300,000 in federal funding for NTI's Greene City Strategy. Pennsylvania's Department of Environmental Protection provided the City with a $1.2 million grant to implement a multimedia recycling and anti-litter advertising campaign. Pennsylvania's Department of Conservation and Natural Resources awarded the City $2.1 million in grants to pay to improve community parks, upgrade recreational facilities and enhance open space in Philadelphia

Secure corporate and philanthropic support through an aggressive fund-raising strategy. The Mayor's Office has identified five areas that require corporate and philanthropic support: (1) establishment of an urban green fund; (2) public sector capacity building through management training and systems building; (3) select land use planning in high impact areas of the city; (4) develop a flexible fund to support the creation of new urban communities. Securing additional philanthropic support reinforces Mayor Street's vision that all of Philadelphia must rally behind the cause of transforming Philadelphia's neighborhoods to create a renewed Philadelphia for the 21st century.

APPENDIX III

Mark Alan Hughes' Blight Plan

A Sweeping Proposal: How to fix Philadelphia's Blight Problem[109]

By Mark Alan Hughes

You know that Japanese TV show on the food channel called "Iron Chef"? The one where the soothing, semi-monotonous activity of cooking is hyped into a goofy frenzy of spectacle and competition? Well after the last two weeks - two weeks in which I've spoken to more people than I usually do in an entire year - I feel like I'm on "Iron Planner."

Two weeks ago, I issued a challenge to Mayor John Street stating that it was possible to meet City Council President Anna Verna's request for a concrete plan before her Wednesday deadline, and that to prove it I would present a plan on these pages.

Here it is.

Related Links

- The Mayor's 'To Do' list
- Blight Budget Breakdown
- How it should all look

Maybe offering a concrete alternative will make the mayor's plan, when and if it comes out of the back room, look good in comparison. Maybe, if the mayor's plan looks bad in comparison, this alternative will prod some improvement and move us toward what we all want: the best possible blight plan.

Either way, Philadelphia is better off.

This plan relies on the analysis released by the mayor's staff and consultants, which for the purposes of this plan I'm going to assume is correct. I will try to be clear and complete by offering just enough detail to convey its purpose without getting bogged down in the mud of aimless information. The mayor has a 112-page Powerpoint presentation, and no one knows what his plan is about. (I guess it's worth stating the obvious: the administration needs a tutorial on how to "break through to the simple" rather than hiding or getting lost in mumbo-jumbo.) After you read these four pages, you will know what this blight plan is about.

No one in the whole city will agree with every choice and action proposed here. I want to be clear at the outset about the plan's high-octane content.

[109] Mark Alan Hughes, website. http://www.mahughes.org/mahughes/showarticles.cfm?artid=62

In other words, there's something here for everyone to worry about.

Let's start.

GOALS
□ By 2004, every Philadelphian will reside on a growing or stable block. □ By 2005, Philadelphia will control the region's largest inventory of ready land. □ By 2006, it will cost no more to build a housing unit in Philadelphia than in Phoenixville.

GATHER YOUR FORCES:

Under my plan, various actors and tools to fight blight are consolidated under one agency, making the effort both more powerful and more accountable. The agency: The Redevelopment Authority.

The RDA is a local authority which can condemn and take private property for public purposes. The authority was created under state law but operates under city control. The mayor appoints the entire board of the RDA, but the RDA is not an instrumentality of the city, and the very reason for its existence is to exercise public powers of the Commonwealth. This reality makes the RDA a powerful tool for a mayor committed to change. A state agency also makes it possible to sustain this effort and to punish a recalcitrant or moribund mayor's Office (a future one, of course).

Almost every other agency that deals with aspects of the blight problem - the Housing Authority, the Vacant Property Review Committee, Licenses and Inspections, the Revenue Department and others - would give up some discretion, some autonomy, and/or some resources (though always in return for less responsibility).

The RDA would be held responsible for achieving the following three goals (though other agencies will have important roles as well).

RELOCATION, RELOCATION, RELOCATION

By 2004, every Philadelphian will live on a growing or stable block.

The potential benefits of the blight fight are determined by the amount of relocation we can afford, both politically and financially. In this plan, relocation is housing assistance: not a temporary cost to bear but rather a benefit - the first benefit - realized under the plan. With the just and strategic use of relocation as housing assistance, we improve housing conditions for those left in blight's wake, and in doing so we stabilize neighborhoods that can see the tidal wave coming and create the necessary conditions for

our other goals.

I've calculated a degree of relocation working within the basic budget constraint set by the mayor's $250 million bond request. There are about 400 blocks in the city in which vacant lots and abandoned buildings represent more than 60 percent of the total parcels. About 13,000 people in about 6,000 households reside on such hyper-vacancy blocks.

Under a joint contract from the RDA and the Philadelphia Housing Authority, one or more nonprofit agencies would help these 6,000 households move from hyper-vacancy blocks to nearby blocks with comparable housing and lower rates of abandonment. There are about 3,000 blocks in the city with vacancy rates between 20 and 60 percent. About 200,000 people now reside on these 3,000 blocks. These blocks have, in total, more than 11,000 abandoned buildings and more than 15,000 short-term vacant properties.

The relocation of 6,000 households into these nearby blocks, which would probably occur with little or no racial or income integration, will reduce those vacancies and help stabilize these blocks with new population before they decline into abandonment and blight, as many will.

But relocation costs money. It is the single most expensive item in my budget: $110 million. (The mayor hides his relocation budget under a category that includes other things.) The key to managing relocation, both financially and politically, is to make it voluntary for as many households as possible. That means giving people incentives to move. Ironically, it's often cheaper in the long end to pay people to move than it is to force them to move. Forced relocations, in addition to being politically difficult, trigger an expensive and time-consuming legal process. We will have some involuntary relocations. But this plan invests in ways that should minimize the number of them.

I budget a set of incentives for the 6,000 relocated households, including both moving and closing costs, and also rental subsidy and purchase assistance. These incentives ensure that relocating households get better housing in better neighborhoods.

It's important to understand that both the relocating households and the neighborhoods they move into benefit from this plan. After relocation empties them completely, the public services now spread across 400 hyper-vacant blocks can be devoted to the 3,000 blocks being stabilized and reinvested in.

If this plan is implemented, the following would be possible: 170 more uniformed police officers available to those 3,000 blocks, 50 fewer blocks for each housing code inspector to cover, and one more sanitation worker for every 80 blocks.

Mayor Street must demonstrate his commitment by endorsing a plan that is candid about relocation and that treats it as a front-end benefit, not a footnote on costs. Then negotiations must occur between the mayor and the Philadelphia Housing Authority, which is outside his direct control. Under my plan, the Housing Authority contributes

substantial resources to the relocation effect by agreeing to some rule changes in the Section 8 Program.

Under Executive Director Carl Greene, this program has undergone a major overhaul and is much improved. Devoting some of these resources to relocation for a limited period of three years would be a key to success in the blight plan. The relocation request for proposals would be modeled on the well-established Opportunities Counseling initiative at HUD.

The mayor's quasi-plan avoids any decision about relocation, offering only platitudes about "minimizing human impact."

The way to reassure people is to show them a plan, not promise them that whatever pain is coming will be applied humanely.

My plan uses relocation assistance to immediately improve the housing of 13,000 people and to stabilize an area of nearly 3,000 blocks on which nearly 200,000 people now reside but which also have high and rising vacancy rates.

ESTABLISH A LAND BANK

By 2005, the city of Philadelphia will control the region's largest inventory of ready land.

Acquisition and demolition are the second and third big investments - after relocation - made in the blight fight.

Acquisition allows us to gain control of the land fully vacated by relocation. That control yields both short- and long-term benefits. In the short term, control means that the land in these assembled areas can be adequately maintained to avoid being a nuisance or worse to surrounding residential areas. In the long term, the inventory and control of these parcels is given to a new entity created under this plan, the Philadelphia Land Bank, which would turn today's liabilities into tomorrow's assets.

Demolition reduces our costs of maintaining this land bank. Cleared land requires grass cutting and anti-dumping surveillance, but this is cheaper than collapsing buildings that present public safety problems of many kinds. Together, acquisition and demolition under the direction of the Land Bank would create the region's largest inventory of ready land with cleared title and existing infrastructure.

Philadelphia's comparative advantage lies not in buildings, many of which are derelict and considered obsolete by many potential users, but in land that is in close proximity to regionally competitive locations (for example, the Center City office district, the research universities and hospitals, the intersection of Route 1 and I-76, the eastern and south borders of Fairmount Park). But the current jumble of buildings and property must be converted into an inventory of assets.

The Results

A Philadelphia where every block has a stable or growing population and increased public services; and in which we harbor a regional asset of developable land that puts us back in control of our own destiny.

- 6,800 imminently dangerous buildings are demolished throughout the city.
- 13,000 people from 400 blocks move into better housing on better blocks.
- 3000 blocks increase their total population by 7 percent and lower their collective short-term vacancy rate from 25% to 20%.
- By reducing the number of occupied blocks there will be 170 more uniformed police officers available to patrol the rest of the city.
- 900 acres of cleared land (along with another 30,000 vacant lots throughout the city) will be available to be aggressively marketed and redeveloped.

The Philadelphia Land Bank's initial acquisitions would focus on the 400 blocks vacated by the relocations. These 400 blocks contain about 9,500 properties. Roughly 4,500 properties are already in public hands (owned by the PHA, RDA, the city). The remaining 5,000 properties are in private hands. Of these properties, 59 percent have open Housing Code violations, 55 percent have property taxes overdue for at least 10 years, and 72 percent are either vacant lots or abandoned buildings. Through forfeiture, condemnation and taking, and/or purchase, these properties would be acquired and transferred to the Land Bank.

As acquisitions are completed for entire blocks, the RDA/PLB will then bid the demolition of all buildings standing in the 400 blocks. There are about 4,000 buildings on these blocks. Of these, 96 percent are rowhouses, considerably reducing demolition costs. The Land Bank would bid the annual maintenance of vacant lots in its possession.

Eventually the Land Bank would become the repository of all publicly owned and acquired property throughout the city. It would become the one-stop location for anyone interested in property development using land in the bank, and it would aggressively market its assets, seeking opportunities to place the land in private hands for appropriate development, as overseen by City Council and guided by the City Planning Commission.

The Philadelphia Land Bank would operate under the control of the RDA. The RDA already operates as a land bank, so the first big task of a new RDA/PLB will be to staff itself with resources and loaned personnel from related public agencies: legal staff, revenue and title experts, planners and contracts managers. This consolidation of public authority will occur under the leadership of the mayor and authorized by a series of Memoranda of Understanding between the RDA/PLB and the related agencies.

At the same time, the mayor's office would have to begin a focused lobbying effort with the Pennsylvania Low-Income Housing Coalition, 10,000 Friends of Pennsylvania, and

others to modernize the Commonwealth's eminent domain laws. These are outlined in the accompanying "Mayor's Legislative To-Do List." The main thrust of these reforms is to speed the acquisition of title from absent, defaulted and/or negligent owners of derelict property.

Who's in charge

Redevelopment Authority

- Establishes a new Philadelphia Land Bank, which would acquire and maintain vacant lots throughout the city and all property in blighted neighborhoods.

- Hires non-profit organizations to help relocate residents in blighted neighborhoods.

- Bids and oversees companies in charge of demolition of blighted neighborhoods.

City Council

- Provides oversight of the RDA's land bank activities.

Licensing and inspection

- Conducts housing and building code inspections.

City Planning

- Creates master plan for redevelopment of blighted neighborhoods and vacant lots citywide.

The demolition of imminently dangerous buildings will continue under the current arrangements of L&I and the managing director's office, in order to complete these public safety demolitions as quickly as possible. The large-scale demolition in the relocation blocks would be done under contract to the RDA/PLB.

The mayor's quasi-plan has too much demolition for no apparent reason other than that he can afford it (if Council approves his bond scheme). The mayor's Powerpoint presentation states he wants to demolish 14,000 properties: all 8,000 dangerous buildings plus 6,000 more that are vacant.

Why the extra 6,000? Which 6,000? No wonder the anxiety is building in the mayor's "reclamation areas."

The plan offered here demolishes 10,500 properties, 3,500 fewer demolitions than in the mayor's quasi-plan.

More importantly, there is a specific purpose behind my number.

In addition to demolishing or otherwise resolving every imminently dangerous property in the city regardless of neighborhood, the plan offered here also demolishes every building in the city's hyper-vacancy blocks (where more than 60 percent of properties are either vacant lots or abandoned buildings).

LEVEL THE PLAYING FIELD

By 2006, it will cost no more to build a housing unit in Philadelphia than in Phoenixville.

The expected return on the three investments of this blight plan - relocation, acquisition and demolition - derives from the right-sizing of the city to create the conditions for growth again. But before that growth can happen, we must address the reasons it costs more to build housing in Philadelphia than elsewhere.

There are many reasons it costs more to build in cities than in suburbs: history, technology, federal policy. But why does it cost more to build in Philadelphia than in Phoenixville, an older suburb with abandoned property and all the ills that represents? There are three reasons.

The first reason is Philadelphia's fragmented and outmoded bureaucracy, which now extracts in time and money from land developers in the city. My plan consolidates public authority on blight into the Redevelopment Authority, making it both more powerful and more responsible. (See "Who's in Charge.")

The mayor has yet to propose any specific reorganization, but what he has said is troubling.

The mayor has stated that one of his goals is to "reorganize the housing agencies." But that goal is both too much and too little. It's too little because blight is not just a housing problem; it's a property problem involving more than just the big four housing agencies. It's too much because reorganizing those housing agencies is a huge task, much bigger than consolidating the functions related to blight. That housing reorganization should be done for other reasons, but it should not delay the blight plan.

The second reason relates to union building contracts. The problem is not with the unions themselves but with the effect of paying so-called prevailing wages on the costs of building in the city vs. outside.

The construction unions must agree to reduce prevailing wages on housing construction in exchange for much more work in the neighborhoods. The initial agreement might well apply only to developments for relocation assistance and any future developments sited on the blocks assembled through relocation.

The only alternative to such a negotiated reduction in building costs will be greater and greater union control over fewer and fewer construction jobs as the city continues to decline.

The long-term negotiation with the construction unions is difficult, personal and political in nature. It's the item that may well require the greatest degree of direct involvement by the mayor and/or one of his senior-most staff.

The final reason relates to the role of City Council. With perhaps the best of intentions, individual Council members play far too influential a role in land transactions. Council involvement today often leads to "holds" on decisions that can last months or years.

In my plan, the Council's role is limited to a defined quarterly review of individual property actions by the RDA, with a 10-day window for resolution. This would end the indefinite obstacles now applied so often by District council members. In effect, the deal offered to City Council is that they limit their role now in exchange for oversight later of the much more valuable inventory of assembled land in the land bank.

IN CONCLUSION

The future of Philadelphia depends on our ability to manage the effects of 50 years of decline. The alternative to managing decline is unmanaged decline. And we've lived with that for too long.

To manage the effects of decline we must reinvent a city built for 2.5 million residents into something that makes sense for today's 1.5 million residents. That's the only real chance we have to make things better for today and to build some hope for growth tomorrow.

This plan shows that we can manage those effects and can do it without making the most vulnerable of us shoulder the burden. Indeed, the challenge is to move along some of the most powerful among us: entrenched interests that benefit from the current system.

To do that, the mayor needs a plan that treats the city's more affluent and stable neighborhoods as supporters rather than merely consumers of a blight plan. His current plan seeks to offer something for every neighborhood, blighted or not. That's a misjudgment that wastes financial resources and sullies the effort.

The biggest threat that blight poses to affluent neighborhoods is the increasing monetary

cost of dealing with it, which comes at the expense of city services and amenities.

The biggest threat that blight poses to middle and working class neighborhoods is its continuing spread from the city's core neighborhoods.

In both cases, middle-class and affluent neighborhoods are best served by attacking blight in the city's core neighborhoods.That's what this plan does - and all in just four pages written in two weeks.

APPENDIX IV

What's happened to NTI?

THE BLIGHT FIGHT: 3 YEARS & COUNTING... [110]
October 22, 2002
By Mark Alan Hughes
mahughes@sas.upenn.edu

LAST MONTH, I gave a talk at Baltimore's Johns Hopkins University for which I'd been asked to compare Baltimore Mayor Martin O'Malley's anti-blight plan with Mayor Street's Neighborhood Transformation Initiative.

It's easy to talk about NTI: No plan, no progress, and no person in the country willing to run it for Street.

But during the discussion following the talk, I was struck by the huge difference in civic expectations between Baltimore and Philadelphia. Basically, they have them.

For two hours, city officials, newspaper editors, foundation presidents, real estate developers, as well as faculty and students, debated ideas and opinions as if they mattered.

Philadelphians, on the other hand, seem willing to accept any mediocrity foisted upon us.

To pursue his anti-blight goals, O'Malley established an Office of Neighborhoods last year and hired a new director and staff. Unlike Street, O'Malley settled the big questions of accountability and responsibility before drawing all the colored maps and dealing out all the bond fees.

But a September Baltimore Sun story about O'Malley's anti-blight plan provides a even clearer contrast. In January of this year, O'Malley announced his plan, called Project 5000. The idea is to transfer 5,000 of the city's derelict houses in two years.

The newspaper raised some concerns, however, because, after eight whole months, the city had identified only 3,900 houses for tax sale and foreclosure. Of these, only 1,100 were actually scheduled for a sheriff's sale (which occurred this month).

The sad joke on us, of course, is that Mayor Street has been talking for three years about NTI and has next to nothing to show for it.

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[110] Mark Alan Hughes, Website. http://www.mahughes.org/mahughes/showarticles.cfm?artid=130

No one knows what he's doing - or where. When he does start to do something, like the aborted demolitions in Strawberry Mansion this summer, it becomes a disaster that has to be stopped five minutes after it begins.

I gave up about a year ago on the proposition that the Street administration wants an open discussion of policy ideas, of blight - or of anything else.

If I still believed that, however, I'd note the differences between Baltimore's strategy of foreclosure and sheriff sale versus Street's apparent preference for condemnation and eminent domain. Street likes to talk about markets, but in fact he's afraid of actually exposing properties to them.

Fine. There's still no progress by either means. Street can blame Council, or the man on the moon, for delaying his "plan." The fact is we elect a mayor to achieve his stated goals regardless of who he thinks his enemies are.

And all we've seen on NTI is a slide show and a series of op-eds by Street and various deputies all using the same tired line: "It took us 50 years to get into this mess, and change won't happen overnight."

OK, GUYS. But how about after three years?

Now there are signs that NTI is about to "start." Apparently, a few thousand properties are about to be acquired, mostly in the districts of two Street allies on Council: Jannie Blackwell and Darrell Clarke.

I'll believe it when I see it.

Even if they do finally move on three or four thousand properties during the coming year, that's not much of an achievement after a whole four-year term of office.

Look for celebratory spin from administration flacks. Frank Keel, acting director of communications, whose very title is an ongoing insult to good government, will undoubtedly offer the title transfers as an achievement worthy of a re-election campaign.

"Better late than never" should not be good enough for Philadelphia.

The mayor is counting on our pathetic civic attention span, hoping we'll forget three wasted years of nonachievement if he can create the appearance of activity during the coming election year.

APPENDIX V

Building Code as Described by the Department of Licenses and Inspections and the Typology Assigned to Each Code for this Study

L&I Building Code	L&I Description	Assigned Typology	Assigned Residential or Commercial	Number in City
CA0	APTS 5-50 UNTS MASONRY	apt/dorm/board	com	3382
CA1	APTS 5-50 UNTS MAS.+OTHE	apt/dorm/board	com	8
CB0	APTS 51-100UNTS MASONRY	apt/dorm/board	com	260
CB1	APTS 51-100UNTS MAS+OTHER	apt/dorm/board	com	2
CC0	APTS 100 + UNITS MASONRY	apt/dorm/board	com	239
CC1	APTS 100+ UNTS MAS.+OTHER	apt/dorm/board	com	1
CE0	APTS DORMITORY MASONRY	apt/dorm/board	com	19
CE1	APT DORMITORY MAS.+OTHER	apt/dorm/board	com	1
CF0	APT.BOARDING HOME MASONRY	apt/dorm/board	com	2
W10	APTS 2-4 UNTS 1STY MASON	apt/dorm/board	com<5	3
W11	APTS 2-4 UNTS 1STY MAS.+	apt/dorm/board	com<5	14
W16	APT 2-4 UNTS 1STY FRAME	apt/dorm/board	com<5	1
W18	APT 2-4 UNTS 1STY STN	apt/dorm/board	com<5	1
W20	APT 2-4 UNTS 1.5S MASONR	apt/dorm/board	com<5	2
W21	APT 2-4 UNTS 1.5S MAS.+O	apt/dorm/board	com<5	10711
W26	APT 2-4 UNTS 1.5S FRAME	apt/dorm/board	com<5	1474
W28	APT 2-4 UNTS 1.5ST STONE	apt/dorm/board	com<5	87
W30	APT 2-4 UNTS 2STY MASONR	apt/dorm/board	com<5	67
W31	APT 2-4 UNTS 2STY MAS.+O	apt/dorm/board	com<5	38
W36	APT 2-4 UNTS 2STY FRAME	apt/dorm/board	com<5	5
W38	APT 2-4 UNTS 2STY STONE	apt/dorm/board	com<5	3
W40	APT 2-4 UNTS 2.5S MASONR	apt/dorm/board	com<5	827
W46	APT 2-4 UNTS 2.5STY FRAM	apt/dorm/board	com<5	17
W48	APT 2-4 UNTS 2.5ST STONE	apt/dorm/board	com<5	2
W50	APT 2-4 UNTS 3STY MASONR	apt/dorm/board	com<5	25
W51	APT 2-4 UNTS 3STY BK/FRA	apt/dorm/board	com<5	3
W56	APT 2-4 UNTS 3STY FRAME	apt/dorm/board	com<5	69
W58	APT 2-4 UNTS 3STY STONE	apt/dorm/board	com<5	1
W60	APT 2-4 UNTS 3.5S MASONR	apt/dorm/board	com<5	3
W70	APT 2-4 UNTS 4STY MASONR	apt/dorm/board	com<5	35
W78	APT 2-4 UNTS 4STY STN	apt/dorm/board	com<5	8
W90	APT 2-4 UNTS 5STY MASONR	apt/dorm/board	com<5	197
JD0	AMUSE STAD ETC MASONRY	comm/rec	com	33
JD1	AMUSE STAD.ETC.MAS+OTHER	comm/rec	com	54
JM0	AMUS REC COMPLEX MASONRY	comm/rec	com	1
JM1	AMUSE REC-COMPLEX MAS+OTH	comm/rec	com	251

JN0	AMUSE SW.POOL MASONRY	comm/rec	com	7
JO	AMUSEMENT GOLF COURSE	comm/rec	com	1
JP	AMUS.PLAYGROUND	comm/rec	com	1
JP0	AMUS PLAYGROUND MASONRY	comm/rec	com	47
JR0	AMUS RACE TRACK MASONRY	comm/rec	com	5
JT0	AMUSE BOATHSE MASONRY	comm/rec	com	328
JU	AMUSEMENT FAIRMOUNT PARK	comm/rec	com	10
JU0	AMUSE FAIRMNT PK MASONRY	comm/rec	com	254
JV	AMUSEMENT CITY PARK	comm/rec	com	12
6A0	COM.CONDO.1STY MASONRY	Commercial	com	1
6A1	COMM.CONDO 1STY MAS.+OTHE	Commercial	com	260
6B0	COM.CONDO.2STY MASONRY	Commercial	com	17
6C0	COMM.CONDO 3STY MASONRY	Commercial	com	1
6C1	COMM.CONDO 3STY MAS+OTHER	Commercial	com	2
6D0	COMM.CONDO 4STY MASONRY	Commercial	com	430
6F0	COMM.CONDO 6STY MASONRY	Commercial	com	26
6J0	COMM. CONDO 9 STY MASONRY	Commercial	com	141
6K0	COM.CONDO.10-14STY MASONR	Commercial	com	13
6L0	COMM CONDO 15/19 STY MASO	Commercial	com	1
6M0	COMM. CONDO 20+STY MAS.	Commercial	com	9
8A0	SUB STR/OFF 1 STY MASONRY	Commercial	com	50
AA0	STORE 1 STY MASONRY	Commercial	com	2
AA1	STORE 1 STY MASONRY+OTHER	Commercial	com	1
AA6	STORE 1STY FRAME	Commercial	com	3
AA9	STORE 1 STY METAL	Commercial	com	1
AB0	STORE 2 STY MASONRY	Commercial	com	130
AB1	STORE 2 STY MAS. + OTHER	Commercial	com	15
AB6	STORE 2 STY FRAME	Commercial	com	3
AC0	STORE 3 STY MASONRY	Commercial	com	4
AC1	STORE 3 STY MAS.+OTHER	Commercial	com	623
AC6	STORE 3 STY FRAME	Commercial	com	70
AD0	STORE 4 STY MASONRY	Commercial	com	8
AD1	STORE 4 STY MAS.+ OTHER	Commercial	com	33
AE0	STORE 5 STY MASONRY	Commercial	com	42
AE1	STORE 5STY MAS.+OTHER	Commercial	com	14
AF0	STORE 6 STY MASONRY	Commercial	com	49
AG0	STORE 7 STY MASONRY	Commercial	com	47
AH0	STORE 8 STY MASONRY	Commercial	com	12
AJ1	STORE 9STY MAS.+OTHER	Commercial	com	24
AK1	STORE10/14STY MAS.+OTHER	Commercial	com	3
BA0	STR/OFF 1 STY MASONRY	Commercial	com	21
BA1	STR/OFF 1 STY MAS.+ OTHER	Commercial	com	16
BA6	STR/OFF 1 STY FRAME	Commercial	com	1
BA9	STR/OFF 1 STY METAL	Commercial	com	1
BB0	STR/OFF 2 STY MASONRY	Commercial	com	89

BB1	STR/OFF 2 STY MAS.+ OTHER	Commercial	com	15
BB6	STR/OFF 2 STY FRAME	Commercial	com	6
BC0	STR/OFF 3 STY MASONRY	Commercial	com	22
BC1	STR/OFF 3 STY MAS.+OTHER	Commercial	com	2
BC6	STR/OFF 3 STY FRAME	Commercial	com	240
BD0	STR/OFF 4 STY MASONRY	Commercial	com	8
BD1	STR/OFF 4STY MAS.+OTHER	Commercial	com	14
BE0	STR/OFF 5 STY MASONRY	Commercial	com	2
BF0	STR/OFF 6 STY MASONRY	Commercial	com	50
DA0	OFF/BLDG W/COMM+GAR MASON	Commercial	com	6
DA1	OFF/BLD W-COM+GAR MAS+OTH	Commercial	com	1
DB0	OFF/BLDG COMM NO GAR MASO	Commercial	com	89
DB1	OFF/BLD COMM NO GAR MAS.+	Commercial	com	6
DB6	OFF/BLD W/COM N/GAR FRAME	Commercial	com	31
DB9	OFF.BLDG W-COMM.AREA META	Commercial	com	174
DC0	OFF/BLDG W/GAR.MASONRY	Commercial	com	21
DC1	OFF.BLDG.W-GAR.MAS.+OTHER	Commercial	com	10
DD0	OFF/BLD N/PKG N/COM MASON	Commercial	com	4
DD1	OFF/BLD N/PK N/COM MAS.+O	Commercial	com	83
DE0	OFF/BLD N/COMM W-PKG MASO	Commercial	com	11
DE1	OF/BLD O/S PK N/COM MAS+O	Commercial	com	6
DE9	OFF/BD N/COM O/S PK METAL	Commercial	com	12
E10	DET W/OFF-STORE 1 STY MAS	Commercial	com	3
E18	DET OFF/STORE 1 STY STONE	Commercial	com	30
E20	DET.OFF/STR 1.5 STY MASO	Commercial	com	24
E21	DET OFF/STR 1.5 STY MAS.+	Commercial	com	6
E26	DET.W-OFF/STR 1.5STY FRAM	Commercial	com	2
E28	DET.W-OFF/STR 1.5STY STON	Commercial	com	2
E30	DET OFF/STORE 2 STY MASON	Commercial	com	1
E31	DET OFF/STR 2STY MAS.+OTH	Commercial	com	1
E36	DET OFF/STORE 2 STY FRAME	Commercial	com	1
E38	DET OFF/STR 2 STY STONE	Commercial	com	1
E40	DET OFF/STR 2.5 STY MAS0N	Commercial	com	2
E41	DET OFF/STR 2.5 STY MAS.+	Commercial	com	1
E46	DET OFF/STR 2.5 STY FRAME	Commercial	com	5
E48	DET OFF/STR 2.5 STY STONE	Commercial	com	1
E50	DET OFF/STORE 3 STY MASON	Commercial	com	8
E51	DET OFF/STORE 3 STY MAS.+	Commercial	com	5
E56	DET OFF/STORE 3 STY FRAME	Commercial	com	17
E58	DET OFF/STORE 3 STY STONE	Commercial	com	1
EA0	BANK/OFF 1 STY MASONRY	Commercial	com	6
EA1	BANK/OFF 1 STY MAS.+OTHER	Commercial	com	27
EB0	BANK/OFF 2 STY MASONRY	Commercial	com	4
EB1	BANK/OFF 2STY MAS+OTHER	Commercial	com	21
EC0	BANK/OFF 3 STY MASON	Commercial	com	82

ED0	BANK/OFF 4 STY MASONRY	Commercial	com	8
EE0	BANK/OFF 5 STY MASONRY	Commercial	com	1
EG0	BANK/OFF 7STY MASONRY	Commercial	com	199
F10	DET.OFF/STR 1STY MASONRY	Commercial	com	20
F20	DET W-B/OFF-STR 1.5STY MA	Commercial	com	3
F30	DET OFF/STORE 1 STY MASON	Commercial	com	34
F31	DET OFF/STORE 2 STY MAS.+	Commercial	com	1
F40	DET.OFF/STR 2.5S MASONRY	Commercial	com	50
F50	DET OFF/STORE 3 STY MASON	Commercial	com	37
F58	DET OFF/STORE 3 STY STONE	Commercial	com	15
FA0	HOTEL 1 STY MASONRY	Commercial	com	8
FB0	HOTEL 2 STY MASONRY	Commercial	com	3
FC0	HOTEL 3 STY MASONRY	Commercial	com	7
FD0	HOTEL 4 STY MASONRY	Commercial	com	4
FE0	HOTEL 5 STY MASONRY	Commercial	com	8
FF0	HOTEL 6 STY MASONRY	Commercial	com	1
FG0	HOTEL 7 STY MASONRY	Commercial	com	21
FH0	HOTEL 8 STY MASONRY	Commercial	com	138
FJ0	HOTEL 9 STY MASONRY	Commercial	com	10
FK0	HOTEL 10-14STY MASONRY	Commercial	com	26
FL0	HOTEL 15/19 STY MASONRY	Commercial	com	98
FM0	HOTEL 20+STY MASONRY	Commercial	com	20
GB0	MOTEL 2 STY MASONRY	Commercial	com	29
GC0	MOTEL 3 STY MASONRY	Commercial	com	1720
GD0	MOTEL 4 STY MASONRY	Commercial	com	80
GE0	MOTEL 5 STY MASONRY	Commercial	com	5
GK0	MOTEL 10-14 STY MASONRY	Commercial	com	3
HA0	FINANCIAL 1STY MASONRY	Commercial	com	687
HA1	FINANCIAL 1 STY MAS+OTHER	Commercial	com	25
HB0	FINANCIAL 2STY MASONRY	Commercial	com	5
HB1	FINANCIAL 2STY MAS+OTHER	Commercial	com	576
HC0	FINANCIAL 3STY MASONRY	Commercial	com	9
HD0	FINANCIAL 4STY MASONRY	Commercial	com	1
HD1	FINANCIAL 4 STY MAS+OTHER	Commercial	com	212
IA0	REST'RNT FASTFOOD MASONRY	Commercial	com	9
IA1	REST'RNT FASTFOOD MAS.+OT	Commercial	com	29
IA6	REST'RNT FASTFOOD FRAME	Commercial	com	2
IA9	REST'RNT FASTFOOD METAL	Commercial	com	349
IB0	REST'RNT W/BAR MASONRY	Commercial	com	25
IB1	REST'RNT W-BAR MAS.+OTHER	Commercial	com	5
IC0	REST'RNT W/O BAR MASONRY	Commercial	com	1
IC1	REST'RNT W/O BAR MAS.+OTH	Commercial	com	369
IC6	RESTAURANT W/O BAR FRAME	Commercial	com	18
IC9	REST'RNT W/O BAR METAL	Commercial	com	3
JA0	AMUSEMENTS THEATRE MASONR	Commercial	com	178

JA1	AMUSE THEATRE MAS+OTHER	Commercial	com	7
JB0	AMUSEMENT MOVIE HSE MASON	Commercial	com	1
JC0	AMUSEMENT HALL MASONRY	Commercial	com	60
JC1	AMUSEMENTS HALL MAS.+OTHE	Commercial	com	1
JC6	AMUSEMENT HALL FRAME	Commercial	com	13
JE0	AMUSE CLUB PRIV MASONRY	Commercial	com	102
JE1	AMUSE CLUB PRIV MAS.+OTHE	Commercial	com	5
JE6	AMUSE PRIV CLUB FRAME	Commercial	com	64
JF0	AMUSE COMM CLUB MASONRY	Commercial	com	2
JF9	AMUSE COMM CLUB METAL	Commercial	com	23
JG0	AMUSE FRATERNITIES MASONR	Commercial	com	3
JH0	AMUSEMENTS LODGE MASONRY	Commercial	com	2
JI0	AMUSEMENT PARK BRICK	Commercial	com	1
JJ0	AMUSE TV/RADIO STA MASONR	Commercial	com	2
JJ1	AMUSE TV/RADIO STA MAS.+O	Commercial	com	7
JK0	AMUS TRANS BLDG/T.MASONRY	Commercial	com	8
JK9	AMUSE TRANS BLD/TOWER STL	Commercial	com	7
JL0	AMUSE.BOWL.ALLEY MASONRY	Commercial	com	4
JQ1	AMUSE DINNERTHEATRE MAS+O	Commercial	com	2
JS0	AMUS NIGHTCLUB/DISCO MASO	Commercial	com	1
MA0	SHOP.CENT. N'HOOD MASONRY	Commercial	com	2
MB0	SHOP.CENT. REG'L MASONRY	Commercial	com	19
MB1	SHOP.CENT.REG'L MAS+OTHER	Commercial	com	2
MC0	SHOP.CENT. AREA MASONRY	Commercial	com	4
MC1	SHOP.CENT.AREA MAS+OTHER	Commercial	com	2
PA0	AUTO DEALER/AGCY MASONRY	Commercial	com	2
PA1	AUTO DEALER/AGCY MAS.+OTH	Commercial	com	3
PA6	AUTO DEALER/AGCY FRAME	Commercial	com	1
PA9	AUTO DEALER/AGCY METAL	Commercial	com	84
PB0	AUTO REPAIR SHOP MASONRY	Commercial	com	20
PB1	AUTO REPAIR SHOP MAS+OTHE	Commercial	com	18
PB9	AUTO REPAIR SHOP METAL	Commercial	com	2
PC0	AUTO TIRE CENTER MASONRY	Commercial	com	72
PD0	AUTO PARTS/SUPPLY MASONRY	Commercial	com	1
PD1	AUTO PARTS/SUPPLY MAS+OTH	Commercial	com	10
PE0	AUTO RETAIL CAR LOT MASON	Commercial	com	2
PE1	AUTO RETAIL CAR LOT MAS+	Commercial	com	1
PE6	AUTO RETAIL CAR LOT FRAME	Commercial	com	76
PG0	AUTO CAR-WASH MASONRY	Commercial	com	2
PG1	AUTO CAR-WASH MAS.+	Commercial	com	5
PH0	AUTO BODY SHOP MASONRY	Commercial	com	23
PH1	AUTO BODY SHOP MASONRY OT	Commercial	com	13
PH6	AUTO/VEHICLE BODY SHOP	Commercial	com	6
PH9	AUTO/VEHICLE BODY SHOP	Commercial	com	1859
QA0	CLEANING L'DRY/DR.CL MASO	Commercial	com	15

QB0	CLEANING L'DRY/DR.CL.MASO	Commercial	com	5
QC0	CLEANING UNIFORM/LINEN MA	Commercial	com	9
TA0	GAS STAT. F/S+WASH MASONR	Commercial	com	38
TA1	GAS STA F/S+WASH MAS+OTHE	Commercial	com	7
TB0	GAS STAT F/SERV MASONRY	Commercial	com	6
TB1	GAS STAT F/SERV. MAS.+OTH	Commercial	com	3035
TC0	GAS STAT PUMP/WASH MASONR	Commercial	com	13
TC1	GAS STA PUMP/WASH MAS+OTH	Commercial	com	6
TD0	GAS STAT PUMP ONLY MASONR	Commercial	com	46
TD1	GAS STA.PUMP ONLY MAS+OTH	Commercial	com	52
TD9	GAS STAT PUMP ONLY METAL	Commercial	com	172
TE0	GAS STAT PUMP/MART MAS0NR	Commercial	com	1
TE1	GAS STA PUMP W-MINI MAS+O	Commercial	com	22
UA0	SUP.MARK 1STY MASONRY	Commercial	com	11
UA1	SUP.MARK.1STY MAS+OTHER	Commercial	com	5
UB0	SUP.MARK.2STY MASONRY	Commercial	com	114
UB1	SUP.MARK.2STY MAS.+OTHER	Commercial	com	10
UC0	SUP.MARK.3STY BRICK	Commercial	com	49
UE0	SUP.MARK.5STY MASONRY	Commercial	com	6
X30	HOTEL/RM.HSE 2STY MASONRY	Commercial	com	36
X40	HOTEL/RM.HSE 2.5S MASONRY	Commercial	com	89
X41	HOTEL/RM.HSE 2.5S MAS.+	Commercial	com	1
X50	HOTEL/RM.HSE 3STY MASONRY	Commercial	com	1
X58	HOTEL/RM.HSE 3STY STN	Commercial	com	110
X60	HOTEL/RM.HSE 3.5STY MASON	Commercial	com	13
X70	HOTEL/RM.HSE 4STY MASONRY	Commercial	com	121
X90	HOTEL/RM.HSE 5STY+ MASONR	Commercial	com	114
Y10	STR/OFF+APTS 1STY MASONRY	Commercial	com	13
Y20	STR/OFF+APTS 1.5S MASONRY	Commercial	com	1509
Y30	STR/OFF+APTS 2STY MASONRY	Commercial	com	1514
Y31	STR/OFF+APTS 2STY MAS.+OT	Commercial	com	491
Y36	STR/OFF+APTS 2STY FRAME	Commercial	com	68
Y38	STR/OFF+APTS 2STY STONE	Commercial	com	3093
Y40	STR/OFF+APTS 2.5STY MASON	Commercial	com	856
Y41	STR/OFF+APTS 2.5S MAS+OTH	Commercial	com	51
Y48	STR/OFF+APTS 2.5STY STN	Commercial	com	87
Y50	STR/OFF+APTS 3STY MASONRY	Commercial	com	1218
Y51	STR/OFF+APTS 3STY MAS.+OT	Commercial	com	200
Y56	STR/OFF+APTS 3STY FRAME	Commercial	com	6387
Y58	STR/OFF+APTS 3STY STONE	Commercial	com	1762
Y60	STR/OFF+APTS 3.5S MASONRY	Commercial	com	5
Y70	STR/OFF+APT 4STY MASONRY	Commercial	com	2
Y76	STR/OFF+APTS 4STY FRAME	Commercial	com	5
Y90	STR/OFF+APTS 5STY MASONRY	Commercial	com	1
ZH0	MISC.YMCA TYPE MASONRY	Commercial	com	2

ZL0	MISC.FUNERAL MASONRY	Commercial	com	1
ZL1	MISC.FUNERAL MASONRY+	Commercial	com	99
ZL6	MISC.BLDG.FUNERAL FRAME	Commercial	com	11
ZS0	MISC GREENHSE MASONRY	Commercial	com	7
ZV0	MISC. DAY CARE MASONRY	Commercial	com	10
ZV1	MISC. DAY CARE MAS & OTR	Commercial	com	8
510	RES.CONDO 1STY MASONRY	Condominium	res	1
520	RES.CONDO.1.5 STY MASONRY	Condominium	res	9
530	RES.CONDO.2STY MASONRY	Condominium	res	17
531	RES.CONDO. 2STY MAS.+OTHE	Condominium	res	65
536	RES.CONDO 2STY FRAME	Condominium	res	4
540	RES.CONDO.2.5 STY MASONRY	Condominium	res	8
550	RES.CONDO.3 STY MASONRY	Condominium	res	23
551	RES.CONDO.3STY MAS.+OTHER	Condominium	res	4
558	RES.CONDO. 3STY STONE	Condominium	res	3
560	RES.CONDO.3.5 STY MASONRY	Condominium	res	9
570	RES.CONDO. 4STY MASONRY	Condominium	res	1
571	RES.CONDO.4STY MAS.+OTHER	Condominium	res	2
590	RES.CONDO.5+STY MASONRY	Condominium	res	4
591	RES.CONDO 5+STY MAS+OTHER	Condominium	res	1
G40	DET CONV.APT 2.5STY MASON	detatched	com	62
G41	DET CONV.APTS 2.5STY MAS+	detatched	com	15
G46	DET CONV.APT 2.5STY FRAME	detatched	com	22
G48	DET CONV.APT 2.5STY STONE	detatched	com	86
G50	DET CONV. APT 3 STY MASON	detatched	com	295
G51	DET CONV. APT 3 STY MAS.+	detatched	com	38
G56	DET CONV. APT 3 STY FRAME	detatched	com	31
G58	DET CONV. APT 3 STY STONE	detatched	com	162
G61	DET.CONV.APTS 3.5S MAS+OT	detatched	com	3
G68	DET CONV.APT 3.5STY STONE	detatched	com	2
G70	DET CONV. APT 4 STY MASON	detatched	com	5
G10	DET CONV.APT 1 STY MASONR	detatched	com<5	3
G20	DET CONV.APT 1.5STY BRICK	detatched	com<5	14
G26	DET.CONV.APTS 1.5 STY FRA	detatched	com<5	4
G28	DET CONV.APT 1.5STY STONE	detatched	com<5	4
G30	DET CONV.APT 2 STY MASONR	detatched	com<5	215
G31	DET CONV.APT 2 STY MAS.+O	detatched	com<5	36
G36	DET CONV.APT 2 STY FRAME	detatched	com<5	32
G38	DET CONV.APT 2 STY STONE	detatched	com<5	23
A10	DET. 1 STY MASONRY	detatched	res	1117
A11	DET. 1 STY MAS.+ OTHER	detatched	res	138
A16	DET. 1 STY FRAME	detatched	res	332
A18	DET. 1 STY STONE	detatched	res	70
A20	DET. 1-1/2 STY MASONRY	detatched	res	490
A21	DET 1.5 STY MAS.+ OTHER	detatched	res	260

A26	DET 1-1/2 STY FRAME	detatched	res	1244
A28	DET 1-1/2 STY STONE	detatched	res	48
A30	DET 2 STY MASONRY	detatched	res	1544
A31	DET 2 STY MAS.+ OTHER	detatched	res	650
A36	DET 2 STY FRAME	detatched	res	1039
A38	DET 2 STY STONE	detatched	res	235
A40	DET 2.5 STY MASONRY	detatched	res	347
A41	DET 2.5 STY MAS.+ OTHER	detatched	res	114
A46	DET 2.5 STY FRAME	detatched	res	242
A48	DET 2.5 STY STONE	detatched	res	407
A50	DET 3 STY MASONRY	detatched	res	583
A51	DET 3 STY MAS.+ OTHER	detatched	res	90
A56	DET 3 STY FRAME	detatched	res	191
A58	DET 3 STY STONE	detatched	res	392
A60	DET 3.5 STY MASONRY	detatched	res	3
A61	DET.3.5 STY MAS.+	detatched	res	1
A68	DET 3.5 STY STONE	detatched	res	3
A78	DET 4 STY STONE	detatched	res	3
B10	DET W/GAR 1 STY MASONRY	detatched	res	658
B11	DET W/GAR 1SRY MAS.+ OTHE	detatched	res	88
B16	DET W/GAR 1 STY FRAME	detatched	res	90
B18	DET W/GAR 1 STY STONE	detatched	res	78
B20	DET W/GAR 1.5STY MASONRY	detatched	res	293
B21	DET W/GAR 1.5STY MAS+OTHE	detatched	res	97
B26	DET W/GAR 1.5 STY FRAME	detatched	res	111
B28	DET.W/GAR 1.5 STY STONE	detatched	res	62
B30	DET.W/GAR 2 STY MASONRY	detatched	res	1081
B31	DET.W/GAR 2 STY MAS+OTHER	detatched	res	731
B36	DET.W/GAR 2 STY FRAME	detatched	res	964
B38	DET.W/GAR 2STY STONE	detatched	res	171
B40	DET.W/GAR 2.5STY MASONRY	detatched	res	54
B41	DET.W/GAR 2.5STY MAS+OTHE	detatched	res	21
B46	DET.W/GAR 2.5 STY FRAME	detatched	res	22
B48	DET.W/GAR 2.5 STY STONE	detatched	res	178
B50	DET.W/GAR 3STY MASONRY	detatched	res	58
B51	DET.W/GAR 3STY MAS+OTHER	detatched	res	5
B56	DET.W/GAR 3 STY FRAME	detatched	res	5
B58	DET.W/GAR 3 STY STONE	detatched	res	59
B60	DET.W/GAR 3.5STY MASONRY	detatched	res	1
B70	DET.W/GAR 4 STY MASONRY	detatched	res	2
C10	DET W/DET GAR 1 STY MASON	detatched	res	639
C11	DET W/DET GAR 1 STY MAS+O	detatched	res	66
C16	DET W/DET GAR 1 STY FRAME	detatched	res	221
C18	DET W/DET GAR 1 STY STONE	detatched	res	108
C20	DET W/D.GAR 1.5STY MASONR	detatched	res	497

C21	DET W/D.GAR 1.5 STY MAS+O	detatched	res	110
C26	DET W/D.GAR 1.5 STY FRAME	detatched	res	407
C28	DET W/D.GAR 1.5 STY STONE	detatched	res	73
C30	DET W/DET GAR 2 STY MASON	detatched	res	1001
C31	DET W/DET GAR 2 STY MAS+O	detatched	res	213
C36	DET W/DET GAR 2 STY FRAME	detatched	res	577
C38	DET W/DET GAR 2 STY STONE	detatched	res	320
C40	DET W/D.GAR 2.5 STY MASON	detatched	res	277
C41	DET W/D.GAR 2.5 STY MAS+O	detatched	res	74
C46	DET W/D.GAR 2.5 STY FRAME	detatched	res	131
C48	DET W/D.GAR 2.5 STY STONE	detatched	res	862
C50	DET W/DET GAR 3 STY MASON	detatched	res	287
C51	DET W/DET GAR 3 STY MAS+O	detatched	res	92
C56	DET W/DET GAR 3 STY FRAME	detatched	res	109
C58	DET W/DET GAR 3 STY STONE	detatched	res	647
C60	DET W/D.GAR 3.5 STY MASON	detatched	res	1
C68	DET W/D.GAR 3.5 STY STONE	detatched	res	1
D10	DET W/BAS GAR 1 STY MASON	detatched	res	641
D11	DET W/BAS GAR 1 STY MAS+O	detatched	res	102
D16	DET W/BAS GAR 1 STY FRAME	detatched	res	85
D18	DET W/BAS GAR 1 STY STONE	detatched	res	37
D20	DET W-B/G 1.5STY MASONRY	detatched	res	393
D21	DET W/B GAR 1.5 STY MAS+O	detatched	res	157
D26	DET W-B/G 1.5 STY FRAME	detatched	res	86
D28	DET W/B GAR 1.5 STY STONE	detatched	res	12
D30	DET W/B GAR 2 STY MASONRY	detatched	res	704
D31	DET W/B GAR 2STY MAS.+OTH	detatched	res	1933
D36	DET W/BAS GAR 2 STY FRAME	detatched	res	1096
D38	DET W/BAS GAR 2 STY STONE	detatched	res	84
D40	DET W/BAS GAR 2.5 STY MAS	detatched	res	29
D41	DET.W-B/G 2.5STY MAS.+OTH	detatched	res	94
D46	DET W/B GAR 2.5 STY FRAME	detatched	res	3
D48	DET W/B GAR 2.5 STY STONE	detatched	res	53
D50	DET W/BAS GAR 3 STY MAS0N	detatched	res	19
D56	DET W/BAS GAR 3 STY FRAME	detatched	res	2
D58	DET W/BAS GAR 3 STY STONE	detatched	res	14
D60	DET W/BAS GAR 3.5 STY MAS	detatched	res	4
7C1	IND.CONDO 3STY MAS+	Industrial	com	11
KA0	PIERS OPEN MASONRY	Industrial	com	1
KA1	PIERS OPEN MAS.+OTHER	Industrial	com	30
KA6	PIERS OPEN FRAME	Industrial	com	1
KA9	PIERS OPEN METAL	Industrial	com	1
KB0	PIERS CRIBBED MASONRY	Industrial	com	1
KB1	PIERS CRIBBED MAS+OTHER	Industrial	com	9
KC0	PIERS MARINA MASONRY	Industrial	com	5

KC9	PIERS MARINA METAL	Industrial	com	2
LA0	IND.LOFT MASONRY	Industrial	com	97
LA1	IND.LOFT MAS.+OTHER	Industrial	com	33
LA6	IND.LOFT FRAME	Industrial	com	3
LA9	IND.LOFT METAL	Industrial	com	2
LB0	IND. LGHT MFG MASONRY	Industrial	com	447
LB1	IND. LT.MFG.MAS+OTHER	Industrial	com	216
LC0	IND.WHSE MASONRY	Industrial	com	1976
LC1	IND WHSE MAS.+OTHER	Industrial	com	549
LC6	IND WHSE FRAME	Industrial	com	9
LC9	IND WHSE METAL	Industrial	com	41
LD0	IND.SHOP MASONRY	Industrial	com	909
LD1	IND.SHOP MAS.+OTHER	Industrial	com	184
LD6	IND.SHOP FRAME	Industrial	com	12
LD9	IND.SHOP METAL	Industrial	com	14
LE0	IND. FACTORY MASONRY	Industrial	com	416
LE1	IND.FACTORY MAS+OTHER	Industrial	com	101
LE9	IND.FACTORY METAL	Industrial	com	5
LF0	IND.MILL MASONRY	Industrial	com	35
LG0	IND.FOUNDRY MASONRY	Industrial	com	18
LG9	IND.FOUNDRY METAL	Industrial	com	2
LH0	IND/BLDG BREWERY MAS+	Industrial	com	4
LH1	IND/BLD BREWERY MAS+	Industrial	com	1
LI0	ASSEMBLY PLANT MAS	Industrial	com	2
LJ0	IND.TRUCK TERM.MASONRY	Industrial	com	46
LJ1	IND.TRUCK TERM.MASONRY+	Industrial	com	22
LJ9	IND/BLD TR.TERM.METAL	Industrial	com	2
LK0	IND.REFINING MASONRY	Industrial	com	2
LK1	IND.REFINING MASONRY+	Industrial	com	12
LK9	IND.REFINERY METAL	Industrial	com	5
LL0	IND LUMBER YARD MASONRY	Industrial	com	18
LL1	IND.LUMBER YARD MAS.+	Industrial	com	6
LM1	IND. GRAIN ELEVATOR MAS+O	Industrial	com	1
LN0	ASPHALT, CEMENT PLANTS	Industrial	com	7
LO1	IND.BLDGS.R.R.FREIGHT YAR	Industrial	com	12
LP1	IND.BLDG.INCINERATOR FAC.	Industrial	com	4
LQ1	MARINE TERM.MAS.+	Industrial	com	1
LQ9	IND.MARINE TERM METAL	Industrial	com	9
LR0	COLD STRG.WHSE MASONRY	Industrial	com	17
LR1	COLD STGE WAREHSE MAS+	Industrial	com	20
LS0	IND.SCRAPMETAL YRD MASONR	Industrial	com	16
LT0	IND.CHEM.PLT MASONRY	Industrial	com	4
LT1	IND CHEM.PLT MAS+OTHER	Industrial	com	1
LU0	IND.BLD.MINI W/HSE MAS.	Industrial	com	11
LU1	IND.BLD.MINI W/HSE MAS+	Industrial	com	21

LV1	IND CARR-HOTEL MAS + OTHR	Industrial	com	1
NA0	PUB.UTIL. 1 STY MASONRY	industrial	com	66
NA1	PUB.UTIL. 1 STY MAS.+OTHE	industrial	com	17
NA6	PUB.UTIL.1 STY FRAME	industrial	com	3
NA9	PUB.UTIL 1 STY METAL	industrial	com	8
NB0	PUB.UTIL. 2 STY MASONRY	industrial	com	44
NB1	PUB.UTIL.2STY MAS+OTHER	industrial	com	22
NB9	PUB.UTIL.2 STY METAL	industrial	com	33
NC0	PUB.UTIL. 3 STY MASONRY	industrial	com	10
NC1	PUB.UTIL.3STY MAS+OTHER	industrial	com	8
ND0	PUB.UTIL. 4STY MASONRY	industrial	com	2
NE0	PUB.UTIL.5STY MASONRY	industrial	com	42
NF1	PUB.UTIL.6 STY MAS+	industrial	com	7
NF6	PUB.UTIL.6 STY FRAME	industrial	com	134
NF9	PUB UTIL 6STY METAL	industrial	com	27
NG0	PUB.UTIL.7STY MASONRY	industrial	com	64
NK0	PUB.UTIL.10/14STY MASONRY	industrial	com	20
NL0	PUB.UTIL.15-19S MASONRY	industrial	com	2
PF0	AUTO JUNKYARD MASONRY	Industrial	com	23
ZF0	MISC.RR STA+COMM MASONRY	industrial	com	6
ZF1	MISC.RR STA+COMM MAS+OTHE	industrial	com	4
ZG0	MISC.RR STA MASONRY	industrial	com	8
ZG6	MISC.RR STA.FRAME	industrial	com	11
ZI0	MISC.BUS STA MAS W/COMM	industrial	com	1
ZJ0	MISC.BUS STA MASONRY	industrial	com	1
ZK0	MISC.FILT/CMPLX MASONRY	Industrial	com	67
ZK1	MISC.FILT.COMPLEX MAS+	Industrial	com	4
ZM0	MISC. P.O. MASONRY	industrial	com	2
ZM1	MISC.POST OFF.MAS+OTHER	industrial	com	16
ZN0	MISC AIR TERM.MASONRY	industrial	com	1
ZN1	MISC.AIR TERM.MAS+OTHER	industrial	com	81
ZO0	MISC.SEPTA DEPOT MASONRY	industrial	com	2
ZO1	MISC.SEPTA DEPOT MAS+	industrial	com	42
ZP0	MISC.MIL.INSTAL.MASONRY	Industrial	com	8
ZQ0	MISC.POW.HSE SUB/STA MASO	industrial	com	60
ZQ1	MISC POW/HSE SUB-STA MAS+	industrial	com	4
ZQ9	MISC.POW.HSE SUB-STA STL	industrial	com	7
VA0	SCHOOL 1STY MASONRY	Institutional	com	7
VA1	SCHOOL 1STY MAS.+OTHER	Institutional	com	3
VA9	SCHOOL 1STY METAL	Institutional	com	3
VB0	SCHOOL 2STY MASONRY	Institutional	com	6
VB1	SCHOOL 2STY MAS.+OTHER	Institutional	com	3
VC0	SCHOOL 3STY MASONRY	Institutional	com	1
VC1	SCHOOL 3STY MAS.+OTHER	Institutional	com	3
VD0	SCHOOL 4STY MASONRY	Institutional	com	1

VD1	SCHOOL 4STY MAS+OTHER	Institutional	com	5
VE0	SCHOOL 5STY MASONRY	Institutional	com	53
VE1	SCHOOL 5STY MAS+OTHER	Institutional	com	12
VF0	SCHOOL 6STY MASONRY	Institutional	com	2
VF1	SCHOOL 6STY MAS+OTHER	Institutional	com	137
VG0	SCHOOL 7STY MASONRY	Institutional	com	18
VG1	SCHOOL 7STY MAS+OTHER	Institutional	com	255
VH0	SCHOOL 8STY MASONRY	Institutional	com	36
VJ0	SCHOOL 9STY MASONRY	Institutional	com	106
VJ1	SCHOOL 9STY MAS+OTHER	Institutional	com	22
VK0	SCHOOL 10-14STY MASONRY	Institutional	com	29
YA0	HEALTH FAC.HOSP MASONRY	Institutional	com	5
YA1	HEALTH FAC. HOSP MAS+OTHE	Institutional	com	19
YB0	HEALTH FAC.MENTAL MASONRY	Institutional	com	42
YB1	HEALTH FAC.MENTAL MAS.+OT	Institutional	com	3
YC0	HEALTH FAC.REST HME MASON	Institutional	com	1
YC1	HEALTH FAC.REST HME MAS+O	Institutional	com	1
YD0	HEALTH FAC. NURS.HME MASO	Institutional	com	1
YD1	HEALTH FAC.NURS.HME MAS+O	Institutional	com	137
YE0	HEALTH FAC.MED.CENT MASON	Institutional	com	33
YE1	HEALTH FAC.MED.CENT.MAS.+	Institutional	com	3
YF0	HEALTH FAC.CLINIC MASONRY	Institutional	com	4
YF1	HEALTH FAC.CLINIC MAS+OTH	Institutional	com	7
YG0	HEALTH FAC.MED.LAB MASONR	Institutional	com	672
YH0	HEALTH FAC.BLD/DEAF MASO	Institutional	com	354
YH1	HEALTH FAC. MASONRY +	Institutional	com	14
YH6	HEALTH FAC DISABLED FRAME	Institutional	com	1
YI0	HLTH FAC.LIFE CARE MASONR	Institutional	com	864
YJ0	HEALTH PER CARE MAS	Institutional	com	53
YJ1	HEALTH PER CARE MAS/OT	Institutional	com	12
YJ6	HEALTH PER CARE FRAME	Institutional	com	8
ZA0	MISC.LIBRARY MASONRY	Institutional	com	1272
ZA1	MISC LIBRARY MAS.+OTHER	Institutional	com	574
ZA9	MISC.LIBRARY METAL	Institutional	com	1060
ZB0	MISC.COURT HSE MASONRY	Institutional	com	47
ZB1	MISC.COURT HSE MAS+OTHER	Institutional	com	121
ZC0	MISC.FIRE/POL.MASONRY	Institutional	com	40
ZC1	MISC.FIRE-POL.MAS+OTHER	Institutional	com	11
ZD0	MISC.MUSEUM MASONRY	Institutional	com	2
ZD1	MISC.MUSEUM MAS+	Institutional	com	3
ZE0	MISC.ADMIN.BLDG MASONRY	Institutional	com	117
ZR0	MISC RESEARCH MASONRY	Institutional	com	8
ZR1	MISC.RESEARCH MAS.+OTHER	Institutional	com	5
ZT0	MISC.CORRECTIONAL MASONRY	Institutional	com	2
2	AIR RIGHTS RESIDENTIAL	other	other	7

3	AIR RIGHTS COMMERCIAL	other	other	1
3A0	AIR RTS/OFF. 1 STY MASONR	other	other	509
3B0	AIR RTS/OFF. 2STY MASONRY	other	other	40
3C0	AIR RTS/OFF. 3STY MASONRY	other	other	8
4D0	AIR RTS/UTILITY 4S MASONR	other	other	726
ZZ0	MISC. NOT CODED MASONRY	other	unk	46
ZZ1	MISC.NOT CODED MAS+OTHER	other	unk	6
ZZ6	MISC.NOT CODED FRAME	other	unk	406
ZZ9	MISC.NOT CODED METAL	other	unk	24
PE	RETAIL CAR LOT NO BUILD	Parking	com	2
5R	CONDO PARKING SPACE	Parking	pkg	22
OA0	GAR.W/COMM.AREA MASONRY	Parking	pkg	4
OA1	GAR.W-COMM. MASON + OTHER	Parking	pkg	53
OA9	GAR.W/COMM.AREA METAL	Parking	pkg	6
OB0	GAR.NO COMM.AREA MASONRY	Parking	pkg	2
OB1	GAR.NO COMM.AREA MAS.+OTH	Parking	pkg	3
OB6	GAR.NO COMM.AREA FRAME	Parking	pkg	3
OB9	GAR.NO COMM.AREA METAL	Parking	pkg	3
RA	PARKING LOT PRIVATE	Parking	pkg	1
RB	PARKING LOT COMMERCIAL	Parking	pkg	1
V10	PRIV.GAR 1STY MASONRY	Parking	pkg	15
V11	PRIV.GAR 1STY MAS.+OTHER	Parking	pkg	1
V16	PRIV.GAR 1STY FRAME	Parking	pkg	3
V18	PRIV.GAR 1STY STONE	Parking	pkg	1
V20	PRIV.GAR 1.5STY MASONRY	Parking	pkg	5
V21	PRIV.GAR 1.5STY MAS+OTHER	Parking	pkg	4
V26	PRIV.GAR 1.5STY FRAME	Parking	pkg	1
V30	PRIV.GAR 2STY MASONRY	Parking	pkg	53
V31	PRIV.GAR 2STY MAS.+OTHER	Parking	pkg	1
V36	PRIV.GAR 2STY FRAME	Parking	pkg	6
V38	PRIV.GAR 2 STY STONE	Parking	pkg	8109
V50	PRIV.GAR 3STY MASONRY	Parking	pkg	28
V60	PRIV.GAR 3.5STY MASONRY	Parking	pkg	1
WA0	HSE WORSHIP ALL 1 STY MAS	Religious	rel	84
WA1	HSE WORSHIP ALL1STY MAS.+	Religious	rel	122
WA6	HSE WORSHIP ALL1STY FRAME	Religious	rel	206
WB0	HSE WORSHIP ALL2STY MASON	Religious	rel	1
WB1	HSE WORSHIP ALL2STY MAS.+	Religious	rel	1
WB6	HSE WORSHIP ALL2STY FRAME	Religious	rel	6
WC0	HSE WORSHIP ALL3STY MASON	Religious	rel	1
WC1	HSE WORSHIP ALL 3ST MAS+	Religious	rel	5
WC6	HSE WORSHIP ALL3STY FRAME	Religious	rel	1
WD0	HSE WORSHIP ALL4STY MASON	Religious	rel	7532
WE0	HSE WORSHIP ALL 5 STY MAS	Religious	rel	116
X	CEMETERY	Religious	rel	2

XA0	CEMETERY	Religious	rel	46
U40	ROW CONV/APT 2.5S MASONRY	row	com	971
U46	ROW CONV.APT 2.5STY FRAME	row	com	18
U48	ROW CONV/APT 2.5STY STONE	row	com	6
U50	ROW CONV/APT 3STY MASONRY	row	com	2
U51	ROW CONV/APT 3STY MAS.+OT	row	com	139
U56	ROW CONV/APT 3STY FRAME	row	com	15
U58	ROW CONV/APT 3STY STONE	row	com	13
U60	ROW CONV.APT 3.5S MASONRY	row	com	185642
U70	ROW CONV/APT 4STY MASONRY	row	com	1860
U78	ROW CONV/APT 4STY STONE	row	com	517
U80	ROW CONV/APT 4.5S MASONRY	row	com	445
U10	ROW CONV/APT 1STY MASONRY	row	com<5	932
U11	ROW CONV.APT.1STY MAS+OTH	row	com<5	119
U20	ROW CONV/APT 1.5S MASONRY	row	com<5	87
U26	ROW CONV.APTS.1.5STY FRAM	row	com<5	113
U30	ROW CONV/APT 2STY MASONRY	row	com<5	28424
U31	ROW CONV/APT 2STY MAS.+OT	row	com<5	342
U36	ROW CONV/APT 2STY FRAME	row	com<5	81
U38	ROW CONV/APT 2STY STONE	row	com<5	971
O10	ROW 1STY MASONRY	row	res	444
O11	ROW 1STY MAS.+OTHER	row	res	8
O16	ROW 1STY FRAME	row	res	3
O18	ROW 1STY STONE	row	res	448
O20	ROW 1.5 STY BRICK	row	res	2
O21	ROW 1.5 STY MAS.+OTHE	row	res	4
O26	ROW 1.5 STY FRAME	row	res	1
O30	ROW 2 STY MASONRY	row	res	2
O31	ROW 2STY MAS.+OTHER	row	res	46
O36	ROW 2STY FRAME	row	res	8
O38	ROW 2STY STONE	row	res	33
O40	ROW 2.5 STY BRICK	row	res	1296
O41	ROW 2.5 STY MAS.+OTHER	row	res	80
O46	ROW 2.5 STY FRAME	row	res	33
O48	ROW 2.5 STY STONE	row	res	13
O50	ROW 3 STY MASONRY	row	res	23
O51	ROW 3STY MAS.+OTHER	row	res	800
O56	ROW 3STY FRAME	row	res	5
O58	ROW 3STY STONE	row	res	3
O60	ROW 3.5 STY MASONRY	row	res	34
O61	ROW 3.5 STY MAS.+OTHER	row	res	57
O68	ROW 3.5 STY STONE	row	res	9
O70	ROW 4STY MASONRY	row	res	2
O78	ROW 4STY STONE	row	res	1
O80	ROW 4.5 STY MASONRY	row	res	1

O81	ROW 4.5 STY MAS.+OTHER	row	res	1
O90	ROW 5 STY+ MASONRY	row	res	3095
P10	ROW W/GAR 1STY MASONRY	row	res	25
P20	ROW W/GAR 1.5STY MASONRY	row	res	26
P26	ROW W-GAR 1.5STY FRAME	row	res	28
P30	ROW W/GAR 2STY MASONRY	row	res	15
P31	ROW W/GAR 2STY MAS.+OTHER	row	res	1
P36	ROW W/GAR 2 STY FRAME	row	res	22
P38	ROW W/GAR 2 STY STONE	row	res	309
P40	ROW W/GAR 2.5STY MASONRY	row	res	8
P50	ROW W/GAR 3STY MASONRY	row	res	2
P51	ROW W/GAR 3 STY MAS.+OTHE	row	res	51
P58	ROW W/GAR 3STY STONE	row	res	1
P60	ROW W/GAR 3.5STY MASONRY	row	res	5
P70	ROW W/GAR 4STY MASONRY	row	res	2498
Q10	ROW W/DET.GAR 1STY MASONR	row	res	46
Q11	ROW W/DET GAR 1STY MAS.+O	row	res	20
Q16	ROW W/DET GAR 1STY FRAME	row	res	99457
Q18	ROW W-DET. GAR.1STY STN	row	res	3822
Q20	ROW W/DET GAR 1.5S MASONR	row	res	44
Q30	ROW W/DET GAR 2STY MASONR	row	res	495
Q31	ROW W/DET GAR 2STY MAS.+O	row	res	61
Q36	ROW W/DET.GAR 2STY FRAME	row	res	3
Q38	ROW W/DET.GAR 2STY STONE	row	res	60
Q40	ROW W/DET.GAR 2.5S MAS.+O	row	res	639
Q46	ROW W/DET.GAR 2.5STY FRAM	row	res	2
Q48	ROW W/DET.GAR 2.5STY STN	row	res	21
Q50	ROW W/DET.GAR 3STY MASONR	row	res	20
Q51	ROW W/DET.GAR 3STY MAS.+O	row	res	9
Q56	ROW W/DET.GAR 3STY FRAME	row	res	44
Q58	ROW W/DET.GAR 3STY STONE	row	res	1
Q60	ROW W/DET.GAR 3.5S MASONR	row	res	1
Q70	ROW W/DET.GAR 4STY MASONR	row	res	1
R10	ROW B/GAR 1STY MASONRY	row	res	8
R11	ROW ONE STY B/G MAS+	row	res	5563
R20	ROW B/GAR 1.5 STY MASONRY	row	res	20
R30	ROW B/GAR 2STY MASONRY	row	res	1
R31	ROW B/GAR 2STY MAS.+OTHER	row	res	24
R36	ROW B/GAR 2STY FRAME	row	res	37
R38	ROW B/GAR 2STY STONE	row	res	4
R40	ROW B/GAR 2.5 STY MASONRY	row	res	3
R41	ROW B/GAR 2.5 STY MAS.+OT	row	res	3852
R46	ROW W BAS.GAR 2.5 STY FR	row	res	17
R50	ROW W BAS.GAR 3STY MASONR	row	res	1
R51	ROW W/BAS GAR 3STY MAS+	row	res	35

R58	R0W W BAS.GAR 3STY STONE	row	res	78
R60	ROW W BAS.GAR 3.5S MASONR	row	res	98
R70	ROW W BAS.GAR 4STY MASONR	row	res	1
S10	ROW W-OFF/STR 1STY MASONR	row	res	1
S11	ROW W-OFF/STR 1STY MAS.+O	row	res	4
S16	ROW W-OFF/STR 1STY FRAME	row	res	2
S18	ROW W-OFF/STR 1STY STONE	row	res	827
S20	ROW W-OFF/STR 1.5S MASONR	row	res	17
S30	ROW W-OFF/STR 2STY MASONR	row	res	5
S31	ROW W-OFF/STR 2STY MAS.+O	row	res	5
S36	ROW W-OFF/STR 2STY FRAME	row	res	40
S38	ROW W-OFF/STR 2STY STONE	row	res	2
S40	ROW W-OFF/STR 2.5S MASONR	row	res	1
S46	ROW W-OFF/STR 2.5STY FRAM	row	res	1
S48	ROW W-OFF/STR 2.5STY STN	row	res	17
S50	ROW W-OFF/STR 3STY MASONR	row	res	1
S51	ROW W-OFF/STR 3STY MAS.+O	row	res	1
S56	ROW W-OFF/STR 3STY FRAME	row	res	300
S58	ROW W-OFF/STR 3STY STONE	row	res	7
S60	ROW W-OFF/STR 3.5S MASONR	row	res	2
S70	ROW W-OFF/STR 4STY MASONR	row	res	11
S78	ROW W-OFF/STR 3.5STY STN	row	res	23
S90	ROW W-OFF/STR 5STY MASONR	row	res	6
T10	ROW B/OFF/STR 1STY BK	row	res	2
T20	ROW B/OFF-STR 1.5S MASONR	row	res	14
T30	ROW B/OFF-STR 2STY MASONR	row	res	129
T31	ROW B/OFF-STR 2STY MAS.+O	row	res	6
T38	ROW B/OFF-STR 2STY STONE	row	res	1
T40	ROW B/OFF-STR 2.5STY MASO	row	res	27
T50	ROW B/OFF-STR 3STY MASONR	row	res	2
T51	ROW B/OFF/STR 3STY MAS+	row	res	3
T60	ROW B/OFF-STR 3.5STY MASO	row	res	262
T70	ROW B/OFF-STR 4STY MASONR	row	res	14
L10	SEMI DET W OFF/STORE MASO	S/D	com	82
L11	S/D W-OFF/STR 1STY MAS+OT	S/D	com	3204
L20	S/D OFF/STR 1.5STY MASONR	S/D	com	116
L30	S/D OFF/STR 2STY MASONRY	S/D	com	14
L31	S/D OF/STR 2STY MAS.+OTHE	S/D	com	238
L36	S/D OFF/STR 2 STY FRAME	S/D	com	36
L38	S/D OFF/STR 2S STONE	S/D	com	125
L40	S/D OFF/STR 2.5STY MASONR	S/D	com	7
L41	S/D OFF/STR 2.5STY MAS.+O	S/D	com	1
L46	S/D OFF/STR 2.5STY FRAME	S/D	com	1874
L48	S/D OFF/STR 2.5STY STONE	S/D	com	41
L50	S/D OFF/STR 3STY MASONRY	S/D	com	44

L51	S/D OFF/STR 3STY MAS.+OTH	S/D	com	36
L56	S/D OFF/STR 3STY FRAME	S/D	com	323
L58	S/D OFF/STORE 3STY STONE	S/D	com	124
L60	S/D OFF/STR 3.5STY MASONR	S/D	com	17
L70	S/D OFF/STR 4STY BRICK	S/D	com	15
N40	S/D CONV.APT 2.5STY MASON	S/D	com	64
N46	S/D CONV.APT 2.5 S FRAME	S/D	com	21
N48	S/D CONV.APT 2.5 S STONE	S/D	com	23
N50	S/D CON.APT 3STY MASONRY	S/D	com	14509
N51	S/D CONV.APT 3STY MAS.+OT	S/D	com	1154
N56	S/D CONV.APT 3STY FRAME	S/D	com	928
N58	S/D CONV.APT 3STY STONE	S/D	com	313
N60	S/D CONV.APT 3.5STY MASON	S/D	com	1306
N70	S/D CONV.APT 4STY MASONRY	S/D	com	221
N10	S/D CONV.APT 1STY MASONRY	S/D	com<5	324
N20	S/D CONV.APTS 1.5S MASONR	S/D	com<5	616
N30	S/D CONV.APT 2STY MASONRY	S/D	com<5	4323
N31	S/D CONV.APT 2STY MAS.+OT	S/D	com<5	265
N36	S/D CONV.APT 2STY FRAME	S/D	com<5	256
N38	S/D CONV.APT 2STY STONE	S/D	com<5	730
H10	SEMI/DET 1 STY MASONRY	S/D	res	26
H11	SEMI/DET 1 STY MAS.+OTHER	S/D	res	6
H16	SEMI/DET 1 STY FRAME	S/D	res	73
H18	SEMI/DET 1 STY STONE	S/D	res	1
H20	SEMI/DET 1.5 STY MASONR	S/D	res	73
H21	SEMI DET 1.5 STY MAS.+O	S/D	res	9
H26	SEMI DET 1.5 STY FRAME	S/D	res	44
H30	SEMI DET 2 STY MASONRY	S/D	res	6
H31	SEMI/DET 2 STY MAS.+OTHER	S/D	res	16
H36	SEMI/DET 2 STY FRAME	S/D	res	283
H38	SEMI/DET 2 STY STONE	S/D	res	80
H40	SEMI/DET 2.5 STY MASONR	S/D	res	175
H41	SEMI DET 2.5 STY MAS.+OTH	S/D	res	41
H46	SEMI/DET 2.5 STY FRAME	S/D	res	34
H48	SEMI/DET 2.5 STY STONE	S/D	res	3
H50	SEMI/DET 3 STY MASONRY	S/D	res	9
H51	SEMI/DET 3 STY MAS.+OTHER	S/D	res	67
H56	SEMI/DET 3 STY FRAME	S/D	res	4
H58	SEMI/DET 3 STY STONE	S/D	res	4
H60	SEMI/DET 3.5 STY MASONR	S/D	res	9
H61	SEMI DET.3.5 STY MAS.+	S/D	res	3
H70	SEMI/DET 4 STY MASONRY	S/D	res	1
H78	SEMI/DET 4 STY STONE	S/D	res	47
I10	S/D W/GAR 1STY MASONRY	S/D	res	10
I11	S/D W/GAR 1STY MAS.+OTHER	S/D	res	3

I16	S/D W/GAR 1STY FRAME	S/D	res	1
I20	S/D W/GAR 1.5 STY MASONRY	S/D	res	6
I26	S/D W-GAR 1.5STY FRAME	S/D	res	5
I30	S/D W/GAR 2STY MASONRY	S/D	res	1
I31	S/D W/GAR 2 STY MAS.+OTHE	S/D	res	4231
I36	S/D W/GAR 2STY FRAME	S/D	res	149
I38	S/D W/GAR 2STY STONE	S/D	res	248
I40	S/D W/GAR 2.5 STY MASONRY	S/D	res	158
I46	S/D W/GAR 2.5 STY FRAME	S/D	res	344
I48	S/D W/GAR 2.5 STY STONE	S/D	res	41
I50	S/D W/GAR 3 STY MASONRY	S/D	res	72
I51	S/D W-GAR 3 STY MAS.+OTHE	S/D	res	403
I56	S/D W/GAR 3 STY FRAME	S/D	res	763
I58	S/D W/GAR 3 STY STONE	S/D	res	79
I60	S/D W-GAR 3.5STY MASONRY	S/D	res	54
I70	S/D W/GAR 4 STY MASONRY	S/D	res	302
J10	S/D W DET GAR 1 STY MASON	S/D	res	2
J11	S/D W-DET GAR 1STY MAS.+O	S/D	res	2
J16	S/D W DET GAR 1 STY FRAME	S/D	res	3
J18	S/D W DET GAR 1 STY STONE	S/D	res	7828
J20	S/D W DET GAR 1.5STY MASO	S/D	res	889
J21	S/D W-D/GAR 1.5STY MAS+OT	S/D	res	117
J26	S/D W DET GAR 1.5S FRAME	S/D	res	6
J30	S/D W DET GAR 2 STY MASON	S/D	res	587
J31	S/D W DET GAR 2 STY MAS.+	S/D	res	171
J36	S/D W DET GAR 2 STY FRAME	S/D	res	15914
J38	S/D W DET GAR 2 STY STONE	S/D	res	3669
J40	S/D W DET GAR 2.5S MASONR	S/D	res	244
J41	S/D W DET GAR 2.5S MAS.+O	S/D	res	128
J46	S/D W DET GAR 2.5 S FRAME	S/D	res	123
J48	S/D W DET G 2.5STY STONE	S/D	res	52
J50	S/D W DET GAR 3 STY MASON	S/D	res	26
J51	S/D W DET G 3S MAS.+OTHER	S/D	res	241
J56	S/D W DET G 3 STY FRAME	S/D	res	47
J58	S/D W DET GAR 3S STONE	S/D	res	67
J60	S/D W DET GAR 3.5S MASONR	S/D	res	17
J61	S/D W/DET.GAR 3.5S MAS.+	S/D	res	1
J70	S/D W DET GAR 4STY MASONR	S/D	res	1
K10	S/D W B/G 1 STY MASONRY	S/D	res	74
K11	S/D W B/G 1S MAS.+OTHER	S/D	res	7
K16	S/D W-B/G 1STY FRAME	S/D	res	1
K18	S/D W B/G 1S STONE	S/D	res	4
K20	S/D W B/G 1.5S MASONRY	S/D	res	3
K21	S/D W B/G 1.5S MAS.+OTHER	S/D	res	9
K30	S/D W B/G 2S MASONRY	S/D	res	1

K31	S/D W B/G 2S MAS.+OTHER	S/D	res	1
K36	S/D W B/G 2S FRAME	S/D	res	4
K38	S/D W B/G 2S STONE	S/D	res	3
K40	S/D W B/G 2.5S MASONRY	S/D	res	19
K41	S/D B/G 2.5 STY MAS.+OTHE	S/D	res	1
K48	S/D W B/G 2.5S STONE	S/D	res	1
K50	S/D W B/G 3S MASONRY	S/D	res	2
K51	S/D W B/G 3S MAS.+OTHER	S/D	res	32
K58	S/D W B/G 3STY STONE	S/D	res	3
M10	S/D B/OFF-STR 1STY MASONR	S/D	res	8
M16	S/D B-OFF/STR 1STY FRAME	S/D	res	1
M20	S/D B-OFF/STR1.5STY MASON	S/D	res	23
M30	S/D B-OFF/STR 2STY MASONR	S/D	res	4
M31	S/D B-OFF/STR 2STY MAS.+O	S/D	res	86
M36	S/D B-OFF/STR 2STY FRAME	S/D	res	14
M38	S/D B-OFF/STR 2STY STONE	S/D	res	1
M40	S/D B-OFF/STR2.5STY MASON	S/D	res	4
M50	S/D B-OFF/STR 3 STY MASON	S/D	res	22
M58	S/D B-OFF/STR 3STY STONE	S/D	res	3
M90	S/D B/OFF-STR 5+STY MASON	S/D	res	1
8	RESIDENTIAL SUBSURFACE	Unknown	res	20
Z10	MISC.DWG.1STY MASONRY	Unknown	res	7
Z11	MISC.DWG. 1STY MAS.+OTHER	Unknown	res	4
Z16	MISC.DWG. 1STY FRAME	Unknown	res	1
Z18	MISC.DWG. 1STY STONE	Unknown	res	1
Z20	MISC.DWG.1.5S MASONRY	Unknown	res	1
Z30	MISC.DWG. 2STY MASONRY	Unknown	res	1
Z31	MISC.DWG. 2STY MAS.+OTHER	Unknown	res	1
Z36	MISC.DWG. 2STY FRAME	Unknown	res	1
Z38	MISC.DWG. 2STY STONE	Unknown	res	1
Z50	MISC.DWG.3 STY MASONRY	Unknown	res	17
Z58	MISC.DWG.3 STY STONE	Unknown	res	3
Z70	MISC.DWG.4 STY MASONRY	Unknown	res	3
SB	VACANT LAND BILLBOARD	vacant	vacant	166
SC	VAC LAND COMM. < ACRE	vacant	Vacant	2593
SD	VAC LAND COMM. ACRE+	vacant	Vacant	61
SI	VAC LAND IND < ACRE	vacant	Vacant	1484
SJ	VAC LAND INDUS. ACRE+	vacant	Vacant	258
SR	VAC LAND RES < ACRE	vacant	Vacant	35427
SS	VAC LAND RESID. ACRE+	vacant	vacant	119
6E0			unknown	51
6E1			unknown	13
			unknown	3

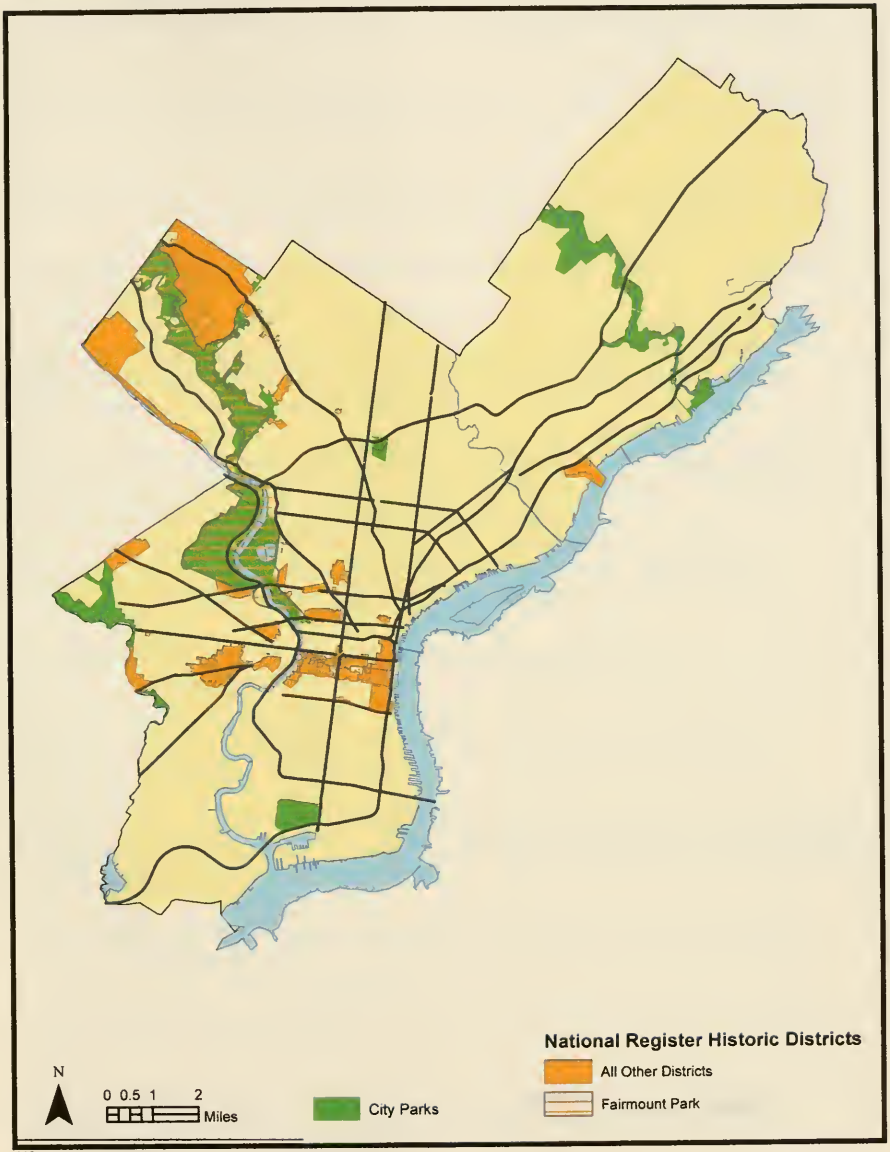
APPENDIX VI

Map 10 Spring Garden Historic District Typology, Tax Credit Usage and NTI Markets[111]

[111] BRT 2002, NTI Office, and Pennsylvania Museum and Historical Commission 2002 data.

APPENDIX VII

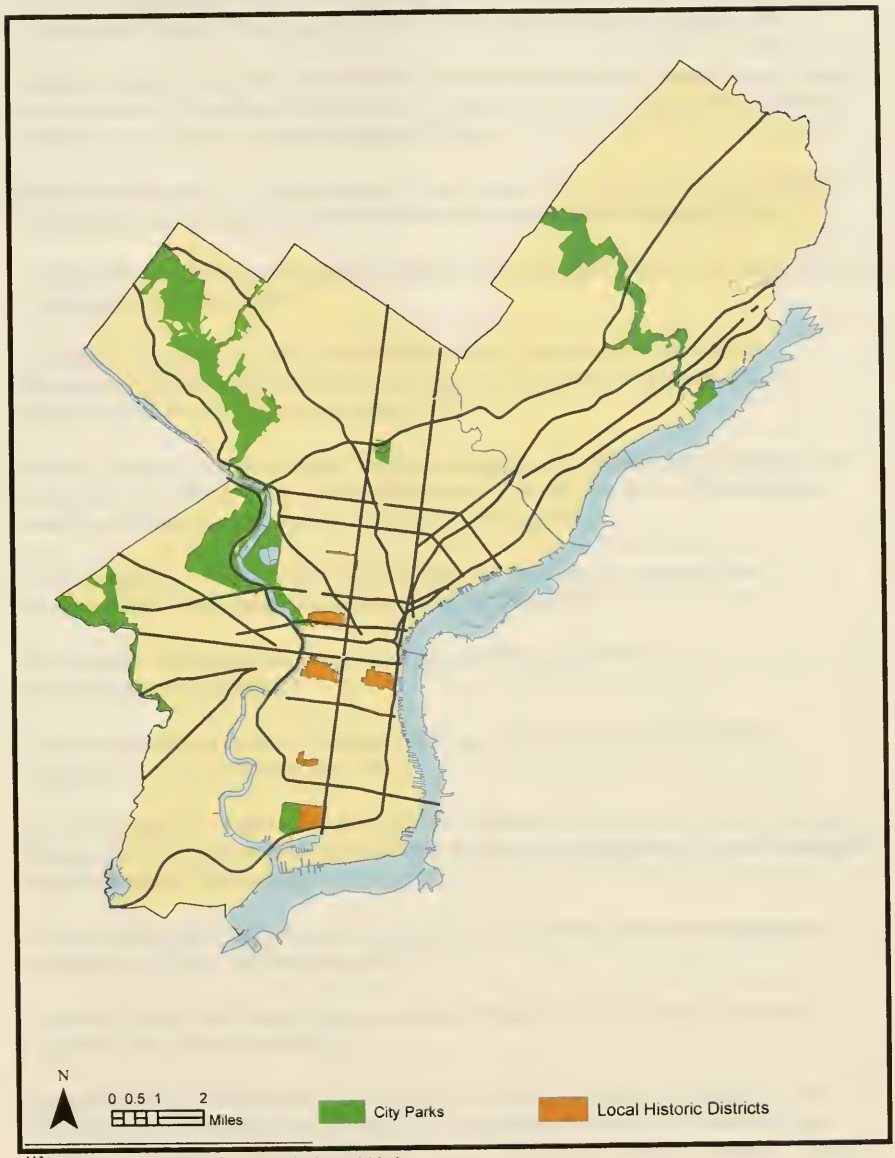
Map 11 National Register Historic Districts in Philadelphia.[112]



[112] Philadelphia Historical Commission 2002 data.

APPENDIX VIII

Map 12 Philadelphia Local Historic Districts[113]



[113] Philadelphia Historical Commission 2002 data.

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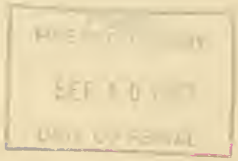

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